CITY OF TEXARKANA

CITY COUNCIL

AGENDA ● SEPTEMBER 26, 2022

Council Chambers	Regular Meeting	6:00 PM

220 TEXAS BLVD., TEXARKANA, TX 75501

Mayor

Bob Bruggeman

Ward 1	Ward 3	Ward 5
Jean H. Matlock	Betty Williams	Bill Harp
Ward 2	**Ward 4**	**Ward 6**
Mary Hart	Christie Page	Jay Davis

Vision

The vision of the City is to be a thriving regional center for education, business, and culture which attracts and serves our residents and visitors.

Mission

The mission of the City is to provide customer-focused public services and regional leadership that serve our residents and visitors while offering a safe, vibrant, and welcoming community.

The City Council reserves the right to convene into closed session on any agenda item or issue if applicable pursuant to authorization by the Texas Open Meetings Act (Title 5, Chapter 551 of the Texas Government Code), and will reconvene into open session before taking any final action, decision, or vote on a matter deliberated.

I. CALL TO ORDER, ROLL CALL, ESTABLISHMENT OF QUORUM

II. INVOCATION AND PLEDGE LED BY COUNCIL MEMBER MARY HART

III. MAYOR'S REMARKS AND ITEMS OF COMMUNITY INTEREST

Upcoming City Council Meetings:

Monday, October 10, 2022 at 6:00 p.m.
Monday, October 24, 2022 at 6:00 p.m.

Parks & Recreation Events:

October 1st	Cast for Kids	Bringle Lake Park West
October 6th	Dierksen Hospice Senior Day Out	Spring Lake Park
October 13th	Movies in the Park- "The Lost City"**	Spring Lake Park
October 15th	Alzheimer's Awareness Walk	Spring Lake Park

Movies in the Park will have concessions and will start at dusk

Additional Parks & Recreation information can be found on the city's website at <http://www.ci.texarkana.tx.us> or by contacting staff at (903) 798-3978.

IV. OPEN FORUM: COMMENTS FROM THE PUBLIC

Per Council rules, comment time is limited to five minutes, or ten minutes if using a translator. Before comments are made, a speaker must complete an information sheet and give to the City Secretary. If your comment pertains to an agenda item with a scheduled public hearing or public comment, the Council requires that you make your comment at that time; you do not need to complete an information sheet.

V. APPOINTMENTS TO BOARDS, COMMISSIONS, AND COMMITTEES

VI. ITEMS FOR CONSIDERATION

Consent Items

1. Consider approval of the minutes of the Regular Meeting of the City Council held on September 12, 2022 at 6:00 PM.

2. Consider approval of the minutes of the Special Joint Meeting of the City Council held on September 13, 2022 at 5:30 PM.

3. Resolution No. 2022-091 authorizing the City Manager to execute a one-time agreement with Halff Associates, Inc. of Shreveport, Louisiana, in an amount not to exceed $154,900, with funds budgeted from a 2019 SRTS/TA Call for Projects grant, to supply the design, surveying, and drawings for the Kennedy Lane Sidewalk Project with the Texas Department of Transportation (TxDOT).

   Public Hearing:
   Council Vote: September 26, 2022

Action Items

VII. FIRST BRIEFINGS

1. Ordinance No. 2022-103 granting a Specific Use Permit to allow a tattoo studio and art gallery on an approximate 0.13-acre tract of land (being Tract 231), Thomas Price HRS, A-466, located at 3427 New Boston Road. Alfred Smith, owner and Kara May, agent.

   Public Hearing: October 10, 2022
   Council Vote: October 10, 2022

2. Ordinance No. 2022-104 granting a Specific Use Permit to allow the location of a HUD code manufactured home on Lots 5 and 6, Block 2, Grandview Addition, located at 2809 Findley. Sandra Carroll, owner.

   Public Hearing: October 10, 2022
   Council Vote: October 10, 2022

3. Ordinance No. 2022-105 rezoning and amending PD-79-8 (C) on an approximate 1.01-acre tract of land (being Tract 219), Thomas Price HRS, A-466, located at 2315 North Robison Road requesting the Planned Development be removed at this location and rezoned from Commercial to Single Family-2. Veronica Hernandez, owner.

   Public Hearing: October 10, 2022
   Council Vote: October 10, 2022

4. Ordinance No. 2022-106 granting a Specific Use Permit to allow permanent cosmetic procedures/tattooing on Lots 2 and 3, Block 5, Richmond Development Fourth Subdivision located at 4401 Corporate Drive. Timothy Reynolds, Domination Properties, owner, and Tammy Wroten, agent.

   Public Hearing: October 10, 2022
   Council Vote: October 10, 2022

5. Ordinance No. 2022-107 rezoning the west 1/2 of Lot 19, Block 4, Red Cut Heights, located at 2503 Sugden from Single Family-2 to Single Family-3. Charles Antwine, owner.

   Public Hearing: October 10, 2022
   Council Vote: October 10, 2022

6. Ordinance No. 2022-108 granting a Specific Use Permit to allow a HUD code manufactured home on the west 1/2 of Lot 19, Block 4, Red Cut Heights, located at 2503 Sugden. Charles Antwine, owner.

   Public Hearing: October 10, 2022
   Council Vote: October 10, 2022

7. Ordinance No. 2022-109 rezoning Lot 18, Block 4, Red Cut Heights, located at 2503 Sugden from Single Family-2 to Single Family-3. Mary Antwine, owner, and Termaine Richardson, agent.

   Public Hearing: October 10, 2022
   Council Vote: October 10, 2022

8. Ordinance No. 2022-110 granting a Specific Use Permit to allow a HUD code manufactured home on Lot 18, Block 4, Red Cut Heights, located at 2503 Sugden. Mary Antwine, owner, and Termaine Richardson, agent.

   Public Hearing: October 10, 2022
   Council Vote: October 10, 2022

9. Ordinance No. 2022-111 rezoning Lot 3, Block 19, Rose Acres Annex, located in the 500 block of South Bishop Road from Single Family-2 to Industrial-1. Alex Scott Tipton, owner.

Public Hearing: October 10, 2022
Council Vote: October 10, 2022

10. Ordinance No. 2022-112 amending PD-99-1(C) for site plan approval to allow the construction of a metal building on Lots 19C and 19D, Carrie D. Harts 1st Addition, located at 704 Piney Road. Eddie Stephens, owner.

    Public Hearing: October 10, 2022
    Council Vote: October 10, 2022

11. Resolution No. 2022-114 declaring certain City property acquired for construction of City roads along University Avenue as surplus or excess, and approving an agreement with Pruett Realty, LLC, for exchange of this City surplus property and purchase of property rented by the City located at 903 Elm Street.

    Public Hearing: October 10, 2022
    Council Vote: October 10, 2022

12. Ordinance No. 2022-115 amending the City's Traffic Register to establish changes in school zone speed limits on certain sections of SH 93 [Summerhill Road].

    Public Hearing: October 10, 2022
    Council Vote: October 10, 2022

VIII. PUBLIC HEARINGS

1. Ordinance No. 2022-100 adopting and approving a ten-year water and sewer rate structure and scheduled increases of water and sewer rates [per NewGen Strategies & Solutions water and sewer rate study].

   Public Hearing: September 26, 2022
   Council Vote: September 26, 2022

2. Ordinance No. 2022-101 amending the Code of Ordinances of the City of Texarkana, Texas, Land Development Code, Chapter 140 "Zoning", Article VIII - Parking and Loading Regulations, Section 140-203, "Parking Space Schedule".

   Public Hearing: September 26, 2022
   Council Vote: September 26, 2022

IX. CITY MANAGER'S REPORT

X. ADMINISTRATIVE COMMENTS

1. City Council
2. City Staff

XI. CLOSED SESSION

The City Council will convene into closed session pursuant to Texas Government Code Section 551.074 (Personnel Matters) to discuss or deliberate the City Manager's annual evaluation, duties, and goals.

XII. RECONVENE INTO OPEN SESSION

XIII. ADJOURNMENT

Jennifer Evans
City Secretary

This open meeting of a governmental entity is subject to the Texas Open Meetings Act (Chapter 551, Government Code). The “Council Chambers” is the room or property where the City Council will hold this meeting.

Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.

Pursuant to Section 46.03, Penal Code (places weapons prohibited), subsection (a)(14), a person commits an offense if the person intentionally, knowingly, or recklessly possesses or goes with a firearm, location-restricted knife, club, or prohibited weapon [listed in Penal Code Section 46.05(a)] in the room or rooms where a meeting of a governmental entity is held, if the meeting is an open meeting subject to Chapter 551, Government Code, and if the entity provided notice as required by that chapter.

This facility is wheelchair accessible and handicap parking is available. If you plan to attend this public meeting and you have a disability that requires special arrangements or accommodations, please call 903-798-3900 or (TTY) 1-800-RELAY TX (1-800-735-2989) at least 48 hours in advance.

CITY OF TEXARKANA

CITY COUNCIL

MINUTES • SEPTEMBER 12, 2022

Council Chambers | **Regular Meeting** | **6:00 PM**

220 TEXAS BLVD., TEXARKANA, TX 75501

I. CALL TO ORDER, ROLL CALL, ESTABLISHMENT OF QUORUM

ee Name	Title	Status	Arrived
ggeman	Mayor	Present	
Matlock	Ward 1	Present	
art	Ward 2	Present	
illiams	Ward 3	Present	
Page	Ward 4	Present	
p	Ward 5	Present	
is	Ward 6	Present	

City Staff: City Manager David Orr, Jennifer Evans, Kristin Peeples, Brandon Uselton, Karey Parker, Eric Schlotter, Tricia Briggs, Dusty Henslee, Jennifer Strayhorn, and Mashell Daniel.

Legal Counsel: Jeff Lewis.

II. INVOCATION AND PLEDGE LED BY COUNCIL MEMBER JAY DAVIS

III. MAYOR'S REMARKS AND ITEMS OF COMMUNITY INTEREST

Upcoming City Council Meetings:

Monday, September 26, 2022 at 6:00 p.m.
Monday, October 10, 2022 at 6:00 p.m.
Monday, October 24, 2022 at 6:00 p.m.

Upcoming Special Joint City Council Meeting:

Tuesday, September 13, 2022 at 5:30 p.m. - with Macedonia-Eylau Municipal Utility District at 701 S. Kings Highway, Texarkana, Texas

Parks & Recreation Events:

September Events

September 17th	Fall Soccer League Begins	Wallace Park

Minutes Acceptance: Minutes of Sep 12, 2022 6:00 PM (Consent Items)

September 17th	Responsible Dog Owner & Training Day	Spring Lake Park
September 24th	5K "Run Teal" There is a Cure (hosted by Newk's benefitting OCRA)	Spring Lake Park

Additional Parks & Recreation information can be found on the city's website at <http://www.ci.texarkana.tx.us> or by contacting staff at (903) 798-3978.

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Mayor Bruggeman shared a letter received from Jimmie Taylor, a resident of Ward 4, commending Mashell Daniel and her Building, Code & Inspections staff for exceptional customer service.

The letter stated staff was responsive, helpful, and informative while displaying professionalism in complying with the City's code requirements in working with him.

On behalf of the City Council, Mr. Taylor was thanked for his expressions and kind words received.

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Sadly, Texarkana lost Mr. David Guss Orr Sr. on Friday, September 9th, at the age of 87. He was truly a business icon in our city - being known as, "Orr Chevrolet". For many years, he was recognized and known for outstanding community service. He also received several distinguished awards throughout his lifetime.

He was a doting and involved father and grandfather, and a steadfast husband. He was the embodiment of kindheartedness. He was admired and adored by all who knew him.

Funeral services will be held at 2:00 p.m. on Wednesday, September 14th at First United Methodist Church in Texarkana, Arkansas.

In lieu of flowers, the family requests charitable donations be made in David's honor to Hospice of Texarkana, First United Methodist Church of Texarkana, Arkansas, or a charity of your choice.

He will be truly missed!

IV. SPECIAL PRESENTATION - LIFENET, INC.

Mayor Bruggeman presented David Baumgardner, recent President and CEO of LifeNet, Inc., with a certificate of recognition and city lapel pin for his many years of dedicated service.

He and his wife moved to Texarkana 24 years ago, and even though he's retired, they plan to continue calling Texarkana their home.

Mr. Baumgardner was honored to have worked with the community for many years and thanked the city, especially fire department staff. He said, with a warm smile: "it's a job you don't do by yourself!"

Much success Mr. Baumgardner in this new chapter of your life!

V. OPEN FORUM: COMMENTS FROM THE PUBLIC

Per Council rules, comment time is limited to five minutes, or ten minutes if using a translator. Before comments are made, a speaker must complete an information sheet and give to the City Secretary. If your comment pertains to an agenda item with a scheduled public hearing or public comment, the Council requires that you make your comment at that time; you do not need to complete an information sheet.

There were no public comments made at Open Forum.

VI. APPOINTMENTS TO BOARDS, COMMISSIONS, AND COMMITTEES

Council Member Davis recommended the appointment of Ross Sarine to an alternate position on the Planning and Zoning Commission.

Council Member Williams recommended the appointment of Robert Guillroy to the Historic Landmark Preservation Committee.

Motion to make new appointments to various boards, commissions, and committees.

(6:17 p.m.)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Betty Williams, Ward 3
SECONDER:	Mary Hart, Ward 2
AYES:	Matlock, Hart, Williams, Page, Harp, Davis
EXCUSED:	Bruggeman

VII. ITEMS FOR CONSIDERATION

Consent Items

(6:19 p.m.)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jay Davis, Ward 6
SECONDER:	Christie Page, Ward 4
AYES:	Matlock, Hart, Williams, Page, Harp, Davis
EXCUSED:	Bruggeman

1. Consider approval of the minutes of the Regular Meeting of the City Council held on August 22, 2022 at 6:00 PM.

2. City Council receiving and accepting Certification of Unopposed Candidates [Councilmember for Ward Four (4) and Councilmember for Ward Six (6)], ordering cancellation of the general election to be held on November 8, 2022, and certifying as unopposed and hereby elected Christie Page, Councilmember for Ward Four (4), and Jay Davis, Coucilmember for Ward Six (6).

3. Resolution No. 2022-099 approving the application for the FY2022 Edward Byrne Justice Assistance Grant providing a total in the amount of $13,871, with the City receiving $8,323 and Bowie County, Texas, receiving $5,548.

   Public Hearing:
   Council Vote: September 12, 2022

4. Resolution No. 2022-102 approving the application for the FY2023 Bullet-Resistant Shield grant program.

   Public Hearing:
   Council Vote: September 12, 2022

Action Items

5. Ordinance No. 2022-076 amending the budget estimate of the revenues and expenditures for the fiscal year ending September 30, 2022, and adopting the budget and appropriating resources for the fiscal year beginning October 1, 2022, and ending September 30, 2023.

   Public Hearing: August 22, 2022
   Council Vote: September 12, 2022

   The Mayor asked the City Secretary for a roll call vote.
   (6:21 p.m.)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Mary Hart, Ward 2
SECONDER:	Bill Harp, Ward 5
AYES:	Matlock, Hart, Williams, Page, Harp, Davis
EXCUSED:	Bruggeman

6. Resolution No. 2022-080 approving the Fiscal Year 2023 Master Fee List.

   Public Hearing: August 22, 2022
   Council Vote: September 12, 2022

   (6:22 p.m.)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jay Davis, Ward 6
SECONDER:	Betty Williams, Ward 3
AYES:	Matlock, Hart, Williams, Page, Harp, Davis
EXCUSED:	Bruggeman

7. Ordinance No. 2022-089 discussing and considering all matters incident and related to the issuance and sale of "City of Texarkana, Texas, Combination Tax and Revenue Certificates of Obligation, Series 2022", including the adoption of an ordinance authorizing the issuance of such certificates.

   Public Hearing:
   Council Vote: September 12, 2022

   Kristin Peeples briefed this agenda item. Jason Hughes, with Hilltop Securities, made additional comments.
   (6:28 p.m.)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Betty Williams, Ward 3
SECONDER:	Mary Hart, Ward 2
AYES:	Matlock, Hart, Williams, Page, Harp, Davis
EXCUSED:	Bruggeman

VIII. FIRST BRIEFINGS

1. Ordinance No. 2022-100 adopting and approving a ten-year water and sewer rate structure and scheduled increases of water and sewer rates [per NewGen Strategies & Solutions water and sewer rate study].

   Public Hearing: September 26, 2022
   Council Vote: September 26, 2022

   Tricia Briggs briefed this agenda item.

RESULT:	**MOVED FORWARD**	**Next: 9/26/2022 6:00 PM**

2. Ordinance No. 2022-101 amending the Code of Ordinances of the City of Texarkana, Texas, Land Development Code, Chapter 140 "Zoning", Article VIII - Parking and Loading Regulations, Section 140-203, "Parking Space Schedule".

   Public Hearing: September 26, 2022
   Council Vote: September 26, 2022

   Mashell Daniel briefed this agenda item.

RESULT:	**MOVED FORWARD**	**Next: 9/26/2022 6:00 PM**

IX. PUBLIC HEARINGS

1. First motion made for the M&O component of the ad valorem tax rate prior to consideration and adoption of Ordinance No. 2022-078.

   Council Member Harp made this motion:

   "I move that the City adopt an ad valorem tax rate of $0.467811 on each $100.00 of assessed valuation of taxable property to fund the City's maintenance and operation expenditures for the next fiscal year ending September 30, 2023."

   The Mayor asked the City Secretary for a roll call vote.
   (6:39 p.m.)

Minutes Acceptance: Minutes of Sep 12, 2022 6:00 PM (Consent Items)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Bill Harp, Ward 5
SECONDER:	Mary Hart, Ward 2
AYES:	Matlock, Hart, Williams, Page, Harp, Davis
EXCUSED:	Bruggeman

2. Second motion made for the debt service component of the ad valorem tax rate prior to consideration and adoption of Ordinance No. 2022-078.

   Council Member Harp made this motion:

   "I move that the City adopt an ad valorem tax rate of $0.182189 on each $100.00 of assessed valuation of taxable property for the purpose of maintaining an Interest and Sinking Fund with which to pay debt service for the next fiscal year ending September 30, 2023."

   The Mayor asked the City Secretary for a roll call vote.
   (6:40 p.m.)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Bill Harp, Ward 5
SECONDER:	Jay Davis, Ward 6
AYES:	Matlock, Hart, Williams, Page, Harp, Davis
EXCUSED:	Bruggeman

3. Ordinance No. 2022-078 fixing the tax rate and levy in and for the City of Texarkana, Texas, for the fiscal year ending September 30, 2023, upon all taxable property in the City of Texarkana, Texas.

   Public Hearing: September 12, 2022
   Council Vote: September 12, 2022

   There were no public comments made at this hearing.

   Council Member Harp made this motion:

   "I move that the property tax rate be increased by the adoption of a tax rate of $0.650000, which is effectively a 11.10% increase in the tax rate."

   The Mayor asked the City Secretary for a roll call vote.
   (6:42 p.m.)

Minutes Acceptance: Minutes of Sep 12, 2022 6:00 PM (Consent Items)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Bill Harp, Ward 5
SECONDER:	Betty Williams, Ward 3
AYES:	Matlock, Hart, Williams, Page, Harp, Davis
EXCUSED:	Bruggeman

4. Ordinance No. 2022-079 ratifying the recently adopted budget that contains a property tax rate that raises more total property taxes than the previous year. [Note: As of the posting date of this agenda, the referenced property tax proposed for the Fiscal Year 2022-23 budget is a tax rate of $0.6500 per $100 of assessed valuation — the same tax rate adopted for Fiscal Year 2021-22.]

   Public Hearing: September 12, 2022
   Council Vote: September 12, 2022

   There were no public comments made at this hearing. The Mayor asked the City Secretary for a roll call vote.
   (6:43 p.m.)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Bill Harp, Ward 5
SECONDER:	Jay Davis, Ward 6
AYES:	Matlock, Hart, Williams, Page, Harp, Davis
EXCUSED:	Bruggeman

5. Resolution No. 2022-092 approving the Texarkana Airport Authority to donate the Air Force RADOME to the Air Force Radar Museum in Bellefontaine, Ohio.

   Public Hearing: September 12, 2022
   Council Vote: September 12, 2022

   There were no public comments made at this hearing.
   (6:44 p.m.)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Bill Harp, Ward 5
SECONDER:	Betty Williams, Ward 3
AYES:	Matlock, Hart, Williams, Page, Harp, Davis
EXCUSED:	Bruggeman

6. Ordinance No 2022-094 approving an amendment to PD-11-4 to allow food sales on Lots 17-19, Block 3, Feinberg Addition, located at 1502 Summerhill Road. Ma Santos Cerritos Santana, owner and Rosa Maya, agent.

   Public Hearing: September 12, 2022
   Council Vote: September 12, 2022

Ma Santos Cerritos Santana spoke in favor of this proposed ordinance via translator, Olivia Hernandez.
(6:48 p.m.)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jean H. Matlock, Ward 1
SECONDER:	Christie Page, Ward 4
AYES:	Matlock, Hart, Williams, Page, Harp, Davis
EXCUSED:	Bruggeman

7. Ordinance No. 2022-095 granting a Specific Use Permit to allow new and used auto sales (outdoor lot) on Part of Lots 1, 2, and 3, Block 2, Parish Place Addition, located at 2719 Summerhill Road. Largardia Washington, owner and Gyrko Sojo, agent. (A 3/4 vote of the Council is required to approve this request.)

Public Hearing: September 12, 2022
Council Vote: September 12, 2022

Gyrko Sojo spoke in favor of this proposed ordinance.
(6:57 p.m.)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Mary Hart, Ward 2
SECONDER:	Jean H. Matlock, Ward 1
AYES:	Matlock, Hart, Williams, Page, Harp, Davis
EXCUSED:	Bruggeman

8. Ordinance No. 2022-096 granting a Specific Use Permit to allow a tattoo studio on Lot 1, Block 5, Richmond Hill 2nd Addition located at 3016 Richmond Road. Ken Autrey, owner, and Russell Beydler, agent.

Public Hearing: September 12, 2022
Council Vote: September 12, 2022

Russell Beydler spoke in favor of this proposed ordinance.
(6:59 p.m.)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jean H. Matlock, Ward 1
SECONDER:	Bill Harp, Ward 5
AYES:	Matlock, Hart, Williams, Page, Harp, Davis
EXCUSED:	Bruggeman

9. Ordinance No. 2022-097 rezoning Lots 1 and 2, Block 2, Richmond Place Addition, located at 3107 Richmond Road from Neighborhood Service to General Retail. Amos Kropf, owner and Kevin Dew, agent.

Public Hearing: September 12, 2022
Council Vote: September 12, 2022

There were no public comments made at this hearing.
(7:01 p.m.)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Bill Harp, Ward 5
SECONDER:	Christie Page, Ward 4
AYES:	Matlock, Hart, Williams, Page, Harp, Davis
EXCUSED:	Bruggeman

10. Ordinance No. 2022-098 granting an amendment to PD-22-1 for site plan approval on Lot 1, Block 2, Richmond Place, located at 3107 Richmond Road. Amos Kropf, owner and Kevin Dew, agent.

Public Hearing: September 12, 2022
Council Vote: September 12, 2022

There were no public comments made at this hearing.
(7:02 p.m.)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jean H. Matlock, Ward 1
SECONDER:	Mary Hart, Ward 2
AYES:	Matlock, Hart, Williams, Page, Harp, Davis
EXCUSED:	Bruggeman

X. CITY MANAGER'S REPORT

Legislative Affairs - Conference Calls with State Legislators
As part of McWilliams and Associates legislative outreach efforts, ahead of the upcoming session, the Mayor and City Manager had the recent opportunity to speak with Representative Shawn Thierry who serves as the Vice Chair of the House Ways & Means Committee.

They also had the opportunity to visit with Representative Jim Murphy, who previously served as the Chair of the House Ways & Means Committee. The committee heard testimony last week on several topics including Chapter 313 economic development agreements and the voter approval/effective tax rate legislation.

Reminder: 2nd Joint Meeting with the Macedonia-Eylau Municipal Utility District September 13th at 5:30 p.m. Location: MUD Offices 701. S Kings Hwy, Texarkana, Texas
The second joint meeting with the Macedonia-Eylau Municipal Utility District - will be held on September 13th at 5:30 p.m. at the MUD Offices. A quorum of councilmembers will need to be present for the meeting. Councilmembers should contact Jennifer Evans to confirm attendance.

Lake Wright Patman Meeting - Saturday, September 17th
As part of the City and Riverbend's ongoing efforts to secure the City's water rights under the Ultimate Rule Curve agreement, the City will be meeting with officials from the U.S. Corp of Engineers and Texas State Preservation Office on Saturday, September 17th at Lake Wright Patman. Staff will provide an update after the weekend's visit.

Save the Date: Topping Out Ceremony - Thursday, September 22nd
The airport has tentatively set September 22nd for the topping out ceremony at the terminal building which marks the last structural beam being set. Please save this date as a placeholder as more information will be sent out soon.

XI. ADMINISTRATIVE COMMENTS

1. City Council

   The Mayor recognized and thanked Van Alexander, chairperson of the Budget Advisory Committee, for his and all the members' hard work in making recommendations to staff for the City's fiscal year 2023 budget.

2. City Staff

   City Manager Orr thanked the council for adopting the fiscal year 2023 budget. He also thanked the members of this year's Budget Advisory Committee members for their input.

XII. CLOSED SESSION

The City Council convened into closed session pursuant to Texas Government Code Section 551.071 - Consultation with the City Attorney.

XIII. RECONVENED INTO OPEN SESSION

XIV. ADJOURNMENT

A motion was made to adjourn the meeting.
(8:14 p.m.)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Bill Harp, Ward 5
SECONDER:	Christie Page, Ward 4
AYES:	Matlock, Hart, Williams, Page, Harp, Davis
EXCUSED:	Bruggeman

CITY OF TEXARKANA

CITY COUNCIL

MINUTES • SEPTEMBER 13, 2022

ME-Municipal Utility District **Special Joint Meeting** **5:30 PM**

701 SOUTH KINGS HIGHWAY, TEXARKANA, TX 75501

I. A SPECIAL JOINT MEETING BY AND BETWEEN THE MACEDONIA-EYLAU MUNICIPAL UTILITY DISTRICT NO. 1 OF BOWIE COUNTY, TEXAS, AND THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS

II. CALL TO ORDER BY UTILITY DISTRICT BOARD PRESIDENT DEBRA ELIJAH, MUNICIPAL UTILITY DISTRICT BOARD ROLL CALL, ESTABLISHMENT OF QUORUM

Debra Elijah confirmed attendance for the following utility district board members: Vincent Johnson, Robert Radford, Robert Bryan, and Malvin Patterson.

III. CALL TO ORDER BY MAYOR BOB BRUGGEMAN, CITY COUNCIL ROLL CALL, ESTABLISHMENT OF QUORUM

ee Name	Title	Status	Arrived
ggeman	Mayor	Present	
Matlock	Ward 1	Present	
art	Ward 2	Present	
illiams	Ward 3	Absent	
Page	Ward 4	Absent	
p	Ward 5	Absent	
is	Ward 6	Present	

Staff Present: City Manager David Orr, Jennifer Evans.

Legal Counsel: Jeff Lewis.

IV. SPECIAL PUBLIC HEARING - PROPOSED STRATEGIC PARTNERSHIP AGREEMENT

There were no members of the public who presented evidence regarding a proposed Strategic Partnership Agreement for commercial development of specific, limited territory within the Municipal Utility District and the City's extraterritorial jurisdiction as authorized by Section 43.0751 of the Texas Local Government Code.

Minutes Acceptance: Minutes of Sep 13, 2022 5:30 PM (Consent Items)

David Wesselhoft addressed the joint board officials asking what area is proposed to be annexed. City Attorney Lewis responded and showed him a color map outlining the potential site.

Strategic Partnership Agreement

RESULT:	**COMPLETED**

V. DISCUSSION OF MUNICIPAL UTILITY DISTRICT BOARD OF DIRECTORS MEETING DATE FOR CONSIDERATION OF ADOPTING PROPOSED STRATEGIC PARTNERSHIP AGREEMENT

Board President Elijah said the utility board members would meet in the next seven days to set a meeting for consideration of either adopting or rejecting the proposed strategic partnership agreement. The meeting will be posted.

VI. ADJOURNMENT OF JOINT MEETING - BY MUNICIPAL UTILITY DISTRICT BOARD PRESIDENT DEBRA ELIJAH AND MAYOR BOB BRUGGEMAN

A motion was made to adjourn the meeting.
(5:51 p.m.)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jean H. Matlock, Ward 1
SECONDER:	Mary Hart, Ward 2
AYES:	Bruggeman, Matlock, Hart, Davis
ABSENT:	Williams, Page, Harp

City of Texarkana, Texas

Briefing Sheet

Version:
Update Date: 9/21/2022 8:38 AM

Lead Department: Public Works Department **Action Officer:** Amanda Freeland,

Subject: Resolution No. 2022-091 authorizing the City Manager to execute a one-time agreement with Halff Associates, Inc. of Shreveport, Louisiana, in an amount not to exceed $154,900, with funds budgeted from a 2019 SRTS/TA Call for Projects grant, to supply the design, surveying, and drawings for the Kennedy Lane Sidewalk Project with the Texas Department of Transportation (TxDOT).

Briefing: 9/26/2022 **Public Hearing:** **Council Vote:** 9/26/2022

Item Schedule
Schedule 3: No briefing required (one week)

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

Date of Request for Qualifications (RFQ 22-2001-08) posted on website: July 8, 2022
Dates published in Texarkana Gazette: July 10, 2022, and July 17, 2022
Opened Bids: July 21, 2022
Bids received: MTG Engineering & Surveying, Halff Assocaites, Inc., and Goodwin-Lasiter-Strong (GLS).
Most Responsible Bidder: Halff Associates, Inc.; See ATTH 01 for the Contract Proposal
Budget: 2019 SRTS/ TA CALL FOR PROJECTS GRANT
Policy Exceptions: None
Scope of Work: Design, Surveying, and Drawings for the Kennedy Lane Sidewalk Project with the Texas Department of Transportation (TXDOT).

Total Contract price is $154,900.00. There is no City match required for this project.

- The City of Texarkana and Texas Department of Transportation (TxDOT) are co-funding sidewalk projects within the City limits of Texarkana.
- The City is heading up the Design aspect of the projects and the Texas Department of Transportation (TxDOT) will be in charge of the construction.

Potential Options:

- Approve CM to enter into Contract
- Not Approve CM to enter into Contract

Fiscal Implications:

2019 SRTS/ TA CALL FOR PROJECTS GRANT

Staff Recommendation:

Staff recommends approval

City of Texarkana, Texas

Advisory Board/Committee Review:

NONE

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

NOT APPLICABLE

Attachments

a. 2022-091 RES TxDOT Kennedy Lane Sidewalk Project (DOCX)
b. 2022-091 ATTH 01 Proposal (PDF)
c. 2022-091 Goals & Perspectives (DOCX)

Staff Coordination

Public Works Department	Completed	Amanda Freeland 09/21/2022 8:38 AM	Department Head Review	
Public Works Department	09/21/2022 8:43 AM	Dusty Henslee	Review	Completed
Planning and Community Development		Vashil Fernandez	Review	Pending
Finance Department	Kristin Peeples	Finance Review	Pending	
City Manager		City Manager Review	Pending	
City Council	Vicky Coopwood	Meeting	Pending	09/26/2022 6:00 PM

Meeting History

Attachment: 2022-091 RES TxDOT Kennedy Lane Sidewalk Project [Revision 1] (3767 : 2022-091 RES TxDOT Kennedy Lane Sidewalk Project

RESOLUTION NO. 2022-091

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH HALFF ASSOCIATES, INC. OF SHREVEPORT, LOUISIANA, IN AN AMOUNT NOT TO EXCEED ONE HUNDRED FIFTY-FOUR THOUSAND NINE HUNDRED DOLLARS ($154,900), TO BE PAID FROM THE 2019 SRTS/ TA CALL FOR PROJECTS GRANT; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City is partnering with the Texas Department of Transportation (TxDOT) to create needed sidewalks throughout the city and is utilizing a 2019 grant for the design portion of the Kennedy Lane Sidewalk Project; and

WHEREAS, this cost is included in the City's 20% portion of the matching requirement for the grant; and

WHEREAS, on July 21, 2022, three (3) proposals were received and Halff Associates, Inc., of Shreveport, Louisiana, submitted the most responsible proposal attached hereto as **ATTH 01**; and

WHEREAS, the bidder met the specifications for an agreement to provide the design, surveying, and drawings for this sidewalk project; and

WHEREAS, funds are available through the 2019 SRTS/ TA Call for Projects Grant.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

SECTION 1: The most responsible proposal for the TxDOT Kennedy Lane Sidewalk Project for the City is hereby declared to be Halff Associates, Inc., of Shreveport, Louisiana.

SECTION 2: The City Manager be and is hereby authorized to execute an agreement with Halff Associates, Inc., of Shreveport, Louisiana.

SECTION 3: This Resolution shall be in full force and in effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **26th day of September, 2022**.

ATTEST:

_____ _____

JENNIFER EVANS, CITY SECRETARY BOB BRUGGEMAN, MAYOR

AGREEMENT FOR PROFESSIONAL ENGINEERING SERVICES ON A DEFINED SCOPE OF SERVICES BASIS

This Agreement for Professional Engineering Services ("Agreement") is entered into by the City of Texarkana, Texas a Home Rule City of the State of Texas ("Client"), duly authorized to act by the City Council of said Client, and HALFF ASSOCIATES, INC., a Texas corporation, acting through a duly authorized officer ("Engineer"), relative to Engineer providing professional engineering services to Client. Client and Engineer may be collectively referred to as the "Parties" or individually as a "Party".

W I T N E S S E T H:

For the mutual promises and benefits herein described, Client and Engineer agree as follows:

I. TERM OF AGREEMENT. This Agreement shall become effective on the date of its execution by both Parties and shall continue in effect thereafter until terminated as provided herein.

II. SERVICES TO BE PERFORMED BY ENGINEER. Engineer shall provide to Client basic engineering services as described in the Scope of Services attachments and fully incorporated herein as "Exhibit A", "Exhibit B", and Exhibit C" which services may include, but will not be limited to, those services normally rendered by an engineer to a Home Rule City. Engineer shall perform its obligations under this Agreement as an independent contractor and not as an agent or fiduciary of any other party.

III. COMPENSATION. Client agrees to pay monthly invoices or their undisputed portions within thirty (30) calendar days of receipt. Payment later than thirty (30) calendar days shall include interest at one percent (1%) per month or lesser maximum enforceable interest rate, from the date Client received the invoice until the date Engineer receives payment. Such interest is due and payable when the overdue payment is made.

It is understood and agreed by the Parties that Engineer's receipt of payment(s) from Client is not contingent upon Client's receipt of payment, funding, reimbursement, or any other remuneration from others.

Time-related charges will be billed as specified in this Agreement. Unless stated otherwise in this Agreement, direct expenses, subcontracted services, and direct costs will be billed at actual cost plus a service charge of ten percent (10%). Mileage will be billed at current IRS rates.

IV. CLIENT'S OBLIGATIONS. Client agrees that it will (i) designate a specific person to act as Client's representative, (ii) provide Engineer with any previous studies, reports, data, budget constraints, special Client requirements, or other pertinent information known to Client, when necessitated by a project, (iii) provide site access, and to provide those services described in the attached Scope of Services, assist Engineer in obtaining access to property necessary for performance of Engineer's work for Client, (iv) make prompt payments in response to Engineer's statements and (v) respond in a timely manner to requests from Engineer. Engineer is entitled to rely upon and use, without independent verification and without liability, all information and services provided by Client or Client's representatives.

V. TERMINATION OF WORK. Either Client or Engineer may terminate this Agreement at any time with or without cause upon giving the other Party ten (10) calendar days' prior written notice. Client agrees that termination of Engineer for Client's convenience shall only be utilized in good faith and shall not be utilized if either the purpose or the result of such termination is the performance of all or part of Engineer's services under this Agreement by Client or by another service provider. Following Engineer's receipt of such termination notice Client shall, within ten (10) calendar days of Client's receipt of Engineer's final invoice, pay Engineer for all services rendered and all costs incurred up to the date of Engineer's receipt of such notice of termination.

VI. OWNERSHIP OF DOCUMENTS. Upon Engineer's completion of services and receipt of payment in full, Engineer shall grant to Client a non-exclusive license to possess the final drawings and instruments produced in connection with Engineer's performance of the work under this Agreement, if any. Said drawings and instruments may be copied, duplicated, reproduced, and used by Client for the purpose of constructing, operating, and maintaining the improvements. Client agrees that such documents are not intended or represented to be suitable for reuse by Client or others for purposes outside the Scope of Services of this Agreement. Notwithstanding the foregoing, Client

Attachment: 2022-091 ATTH 01 Proposal (3767 : 2022-091 RES TxDOT Kennedy Lane Sidewalk Project Grant)

understands and agrees that any and all computer programs, GIS applications, proprietary data or processes, and certain other items related to the services performable under this Agreement are and shall remain the sole and exclusive property of Engineer and may not be used or reused, in any form, by Client without the express written authorization of Engineer. Client agrees that any reuse by Client, or by those who obtain said information from or through Client, without written verification or adaptation by Engineer, will be at Client's sole risk and without liability or legal exposure to Engineer or to Engineer's employees, agents, representatives, officers, directors, affiliates, shareholders, owners, members, managers, attorneys, subsidiary entities, advisors, subconsultants or independent contractors or associates. Engineer may reuse all drawings, reports, data, and other information developed in performing the services described by this Agreement in Engineer's other activities. Under no circumstances shall delivery of electronic files for use by Client be deemed a sale by Engineer, and Engineer makes no warranties, either express or implied, of merchantability or fitness for any particular purpose. In no event shall Engineer be liable for any damages, including but not limited to indirect or consequential damages, as a result of Client's unauthorized use or reuse of the electronic files. Client is aware that differences may exist between the electronic files delivered and the printed hard-copy original documents. In the event of a conflict between the signed original documents prepared by Engineer and any electronic or other files or data provided, it is understood and agreed that the original signed or sealed hard-copy documents shall govern.

VII. NOTICES. Any notices to be given hereunder by either Party to the other may be affected either by personal delivery, in writing, or by registered or certified mail.

VIII. SOLE PARTIES AND ENTIRE AGREEMENT. This Agreement shall not create any rights or benefits to anyone except Client and Engineer and contains the entire Agreement between the Parties. Oral modifications to this Agreement shall have no force or effect.

IX. INSURANCE. Engineer shall, at its own expense, purchase, maintain and keep in force throughout the duration of this Agreement and for a period of four (4) years thereafter, professional liability insurance. The limits of liability shall be $2,000,000 per claim and in the aggregate. Engineer shall submit to Client a certificate of insurance prior to commencing any work for Client.

X. PROMPT PERFORMANCE BY ENGINEER. All services provided by Engineer hereunder shall be performed in accordance with the degree of care and skill ordinarily exercised under similar circumstances by competent members of the engineering profession in the State of Texas applicable to such engineering services contemplated by this Agreement.

XI. CLIENT OBJECTION TO PERSONNEL. If at any time after entering into this Agreement Client has any reasonable objection to any of Engineer's personnel, or any personnel, professionals and/or consultants retained by Engineer, Engineer shall promptly propose substitutes to whom Client has no reasonable objection, and Engineer's compensation shall be equitably adjusted to reflect any difference in Engineer's costs occasioned by such substitution.

XII. ASSIGNMENT AND DELEGATION. Neither Client nor Engineer may assign their rights or delegate their duties without the written consent of the other Party. This Agreement is binding on Client and Engineer to the fullest extent permitted by law. Nothing herein is to be construed as creating any personal liability on the part of any Client officer, employee or agent.

XIII. JURISDICTION AND VENUE. This Agreement shall be administered under the substantive laws of the State of Texas (and not its conflicts of law principles) which shall be used to govern all matters arising out of, or relating to, this Agreement and all of the transactions it contemplates, including without limitation, its validity, interpretation, construction, performance and enforcement. Exclusive venue shall lie in any court of competent jurisdiction in *Bowie* County, Texas.

XIV. INTEGRATION, MERGER AND SEVERABILITY. This Agreement and the Scope of Services, including fee and schedule are fully incorporated herein and represent the entire understanding of Client and Engineer. No prior oral or written understanding shall be of any force or effect with respect to those matters covered herein. The Agreement may not be modified or altered except in writing signed by both Parties. This Agreement constitutes, represents and is intended by the Parties to be the complete and final statement and expression of all the terms and arrangements between the Parties to this Agreement with respect to the matters provided for in this Agreement. This Agreement supersedes any and all prior or contemporaneous agreements, understandings, negotiations, and discussions between the Parties and all such matters are merged into this Agreement. Should any one or more of the provisions

_____/_____
Client Initial / Date

Attachment: 2022-091 ATTH 01 Proposal (3767 : 2022-091 RES TxDOT Kennedy Lane Sidewalk Project Grant)

contained in this Agreement be determined by a court of competent jurisdiction or by legislative pronouncement to be void, invalid, illegal, or unenforceable in any respect, such voiding, invalidity, illegality, or unenforceability shall not affect any other provision hereof, and this Agreement shall be considered as if the entirety of such void, invalid, illegal, or unenforceable provision had never been contained in this Agreement.

XV. EXCLUSIVITY OF REMEDIES. The Parties acknowledge and agree that the remedies set forth in this Agreement (Agreed Remedies) are and shall remain the Parties' sole and exclusive remedy with respect to any claim arising from, or out of, or related to, the subject matter of this Agreement. The Parties agree that Engineer is to have no liability or responsibility whatsoever to Client for any claim(s) or loss(es) of any nature, except as set forth in this Agreement. No Party shall be able to avoid the limitations expressly set forth in this Agreement by electing to pursue some other remedy.

XVI. TIMELINESS OF PERFORMANCE. Engineer shall perform its professional services with due and reasonable diligence consistent with sound professional practices.

XVII. DISPUTE RESOLUTION. In the event of any disagreement or conflict concerning the interpretation of this Agreement, and such disagreement cannot be resolved by the signatories hereto, the signatories agree to schedule a series of no less than two (2) meetings of senior personnel of Client and Engineer in which the disagreement or conflict will be discussed. The first of such meetings will be scheduled as soon as possible following identification of such disagreement or conflict and the second meeting must occur within thirty (30) calendar days following the initial meeting. Subsequent meetings, if any, may be scheduled upon mutual agreement of the Parties. The Parties agree that these two (2) meetings are conditions precedent to the institution of legal proceedings unless such meetings will adversely affect the rights of one or more of the Parties as such rights relate to statutes of limitation or repose.

XVIII. PROJECT ENHANCEMENT/BETTERMENT. IF A COMPONENT OF CLIENT'S PROJECT IS OMITTED FROM ENGINEER'S CONTRACT DOCUMENTS DUE TO THE BREACH OF CONTRACT OR NEGLIGENCE OF ENGINEER, ENGINEER WILL NOT BE LIABLE TO CLIENT TO THE EXTENT OF ANY BETTERMENT OR ADDED VALUE TO THE PROJECT. SPECIFICALLY, CLIENT WILL BE RESPONSIBLE FOR THE AMOUNT IT WOULD HAVE PAID TO THE CONSTRUCTION CONTRACTOR (OR SUPPLIER OR SUBCONTRACTOR OR OTHER) FOR THE COMPONENT AS IF SUCH HAD BEEN INCLUDED IN ENGINEER'S CONTRACT DOCUMENTS. NOTWITHSTANDING THE FOREGOING, ENGINEER WILL BE RESPONSIBLE, IF AT ALL, TO THE EXTENT REASONABLE AND NECESSARY TO PLACE CLIENT IN THE SAME POSITION IT WOULD HAVE BEEN BUT FOR SUCH BREACH OR NEGLIGENCE, FOR THE REASONABLE (I) RETROFIT EXPENSE, (II) WASTE, OR (III) INTERVENING INCREASE IN THE COST OF THE COMPONENT FURNISHED THROUGH A CHANGE ORDER FROM THE CONTRACTOR. TO THE EXTENT THAT THE CONTRACTOR PROVIDED UNIT PRICING, CLIENT UNDERSTANDS AND AGREES THAT THE ISSUE OF INTERVENING UNIT COST INCREASES WOULD ONLY BE APPLICABLE TO NEWLY IDENTIFIED ITEMS, NOT INCREASES IN QUANTITY OF EXISTING ITEMS.

IF IT IS NECESSARY TO REPLACE A COMPONENT OF THE PROJECT DUE TO THE BREACH OF CONTRACT OR NEGLIGENCE OF ENGINEER, ENGINEER WILL NOT BE LIABLE TO CLIENT FOR THE ENHANCEMENT OR UPGRADE OF THE COMPONENT BEYOND THAT ORIGINALLY INCLUDED IN THE CONTRACT DOCUMENTS. IN ADDITION, IF THE COMPONENT HAS AN IDENTIFIABLE USEFUL LIFE THAT IS LESS THAN THE SYSTEM/STRUCTURE/IMPROVEMENT ITSELF, THE DAMAGES OF THE OWNER SHALL BE REDUCED TO THE EXTENT THAT THE USEFUL LIFE OF THE COMPONENT WILL BE EXTENDED BY THE REPLACEMENT THEREOF.

SHOULD THERE BE AN ALLEGATION OF ERROR, NEGLIGENCE, BREACH OR OTHER DEFICIENCY IN THE SERVICES OF ENGINEER OR ANY OF ITS CONSULTANTS, AND SHOULD SUCH ALLEGATION RELATE TO A CONDITION, COMPONENT, OR ITEM IN THE SERVICES OR THE PROJECT THAT IS ALLEGED OR OTHERWISE CLAIMED TO BE INACCURATE OR OMITTED FROM ENGINEER'S DRAWINGS, INSTRUMENTS OR OTHER DOCUMENTS PREPARED UNDER THIS AGREEMENT, IT IS UNDERSTOOD AND AGREED BY ALL PARTIES THAT ENGINEER AND ITS CONSULTANT'S LIABILITY, IF ANY, SHALL EXCLUDE ANY AND ALL DAMAGES, COSTS, OR EXPENSES THAT CREATE OR RESULT IN ADDED VALUE, UPGRADE, BETTERMENT OR ENHANCEMENT OF THE PROJECT AS SUCH RELATE TO THE INACCURATE OR OMITTED CONDITION, COMPONENT, OR ITEM AS ORIGINALLY DESIGNED.

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_____/_____
Client Initial / Date

XIX. AGREED REMEDIES

A. IT IS THE INTENT OF THE PARTIES TO THIS AGREEMENT THAT ENGINEER'S SERVICES UNDER THIS AGREEMENT SHALL NOT SUBJECT ENGINEER'S INDIVIDUAL EMPLOYEES, OFFICERS OR DIRECTORS TO ANY PERSONAL LEGAL EXPOSURE FOR CLAIMS AND RISKS ASSOCIATED WITH THE SERVICES THAT ARE EITHER PERFORMED OR PERFORMABLE UNDER THIS AGREEMENT. FOR PROJECTS/SERVICES PERFORMED IN FLORIDA OR PURSUANT TO FLORIDA LAW, FLORIDA STATUTE 558.0035 STATES THAT AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.

B. IN RECOGNITION OF THE RELATIVE RISKS AND BENEFITS OF THE PROJECT TO BOTH CLIENT AND ENGINEER AND ACKNOWLEDGING THAT THE ALLOCATION OF RISKS AND LIMITATIONS OF REMEDIES ARE BUSINESS UNDERSTANDINGS BETWEEN THE PARTIES AND THESE RISKS AND REMEDIES SHALL APPLY TO ALL POSSIBLE LEGAL THEORIES OF RECOVERY, CLIENT AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, AND NOTWITHSTANDING ANY OTHER PROVISIONS OF THIS AGREEMENT OR ANY REFERENCE TO INSURANCE OR THE EXISTENCE OF APPLICABLE INSURANCE COVERAGE, THAT THE TOTAL LIABILITY, IN THE AGGREGATE, OF ENGINEER AND ENGINEER'S OFFICERS, DIRECTORS, EMPLOYEES, AGENTS, AND SUBCONSULTANTS TO CLIENT OR TO ANYONE CLAIMING BY, THROUGH OR UNDER CLIENT, FOR ANY AND ALL CLAIMS, LOSSES, COSTS OR DAMAGES WHATSOEVER ARISING OUT OF, RESULTING FROM, OR IN ANY WAY RELATED TO, THE SERVICES UNDER THIS AGREEMENT FROM ANY CAUSE OR CAUSES OF ENGINEER OR ENGINEER'S OFFICERS, DIRECTORS, EMPLOYEES, AGENTS, AND SUBCONSULTANTS, SHALL NOT EXCEED ENGINEER'S FEE RECEIVED FOR THE SERVICES PERFORMED, ADJUSTED DOWNWARD TO ACCOUNT FOR SUBCONSULTANT/SUBCONTRACTOR FEES INCURRED AND REIMBURSABLE EXPENSES UNDER THIS AGREEMENT OR $50,000, WHICHEVER IS LOWER. INCREASED LIMITS MAY BE NEGOTIATED FOR AN ADDITIONAL FEE.

C. NOTWITHSTANDING ANY OTHER PROVISION OF THE AGREEMENT, ENGINEER SHALL HAVE NO LIABILITY TO CLIENT FOR CONTINGENT, CONSEQUENTIAL OR OTHER INDIRECT DAMAGES INCLUDING, WITHOUT LIMITATION, DAMAGES FOR LOSS OF USE, REVENUE OR PROFIT; OPERATING COSTS AND FACILITY DOWNTIME; OR OTHER SIMILAR BUSINESS INTERRUPTION LOSSES, HOWEVER, THE SAME MAY BE CAUSED.

D. CLIENT MAY NOT ASSERT ANY CLAIM AGAINST ENGINEER AFTER THE SHORTER OF (1) THREE (3) YEARS FROM SUBSTANTIAL COMPLETION OF SERVICES GIVING RISE TO THE CLAIM, OR (2) THE STATUTE OF LIMITATION PROVIDED BY LAW.

E. IT IS UNDERSTOOD AND AGREED BY BOTH PARTIES TO THIS AGREEMENT THAT THE FIRST TEN DOLLARS ($10.00) OF REMUNERATION PAID TO ENGINEER UNDER THIS AGREEMENT SHALL BE IN CONSIDERATION FOR INDEMNITY/INDEMNIFICATION PROVIDED FOR IN THIS AGREEMENT.

XX. WAIVER. Any failure by Engineer to require strict compliance with any provision of this Agreement shall not be construed as a waiver of such provision, and Engineer may subsequently require strict compliance at any time, notwithstanding any prior failure to do so.

XXI. SIGNATORIES. Client and Engineer mutually warrant and represent that the representation of each who is executing this Agreement on behalf of Client or Engineer, respectively, has full authority to execute this Agreement and bind the entity so represented.

[SIGNATURE PAGE TO FOLLOW]

Attachment: 2022-091 ATTH 01 Proposal (3767 : 2022-091 RES TxDOT Kennedy Lane Sidewalk Project Grant)

_____/_____
Client Initial / Date

IN WITNESS WHEREOF, the Parties, having read and understood this Agreement, have executed such in duplicate copies, each of which shall have full dignity and force as an original, on the ____ day of _____, 20__.

HALFF ASSOCIATES, INC.

By: _____
Signature

_____
Printed Name

_____
Title

_____
Date

CLIENT: CITY OF TEXARKANA, TEXAS, Texas

By: _____
Signature

_____
Printed Name

_____
Title

_____
Date

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_____/_____
Client Initial / Date

EXHIBIT A
SCOPE OF WORK
for
Kennedy Lane Bicycle & Pedestrian Improvements
Texarkana, Texas

1. Description:

The City of Texarkana, Texas ("City") was awarded funds from the Texas Department of Transportation for a Transportation Alternatives Set-Aside (TASA) project to construct sidewalks and bike lanes in Texarkana along Kennedy Lane from N. Robison Road to Cowhorn Creek Road, including bike and pedestrian striping and signage improvements.

Specifically, the project limits are as follows:

- North Robison Road from FM 559 (Richmond Road) – Approximately 600' of new sidewalk on the east side of North Robison Road.
- Kennedy Lane from North Robison Road to SH 93 (Summerhill Road) – Approximately 4,500' of new sidewalk on the south side of Kennedy Lane and approximately 2,800' of new sidewalk on the north side of Kennedy Lane.
- Cowhorn Creek from Kennedy Lane to College Drive – Approximately 2,500' of new shared use path on the west side of Cowhorn Creek open channel drainage ditch.

2. Assumptions:

Halff Associates, Inc. ("Consultant") services shall include only services that are normal and customary and are not represented as including special services or those requiring expertise that is greater than that provided by other service providers. A list of clarifications and exclusions is included as Exhibit "B".

3. Design Services:

A. Surveying: The Consultant shall provide surveying services, which, in general, may be defined as normal services applicable to a project of this type. The following particulars will also apply.

(1) Horizontal and vertical control shall be established such that all points of construction shall be within 500 feet of a benchmark. Control should not be subject to loss during construction. Fire hydrants and similar appurtenances are not to be used for control. The surveyor shall establish temporary control throughout the length of the project.

(2) Topographic features will be surveyed along with any and all other features needed for design, review, permitting, construction, and inspection of the project. Coverage will extend beyond the proposed rights-of-way far enough to integrate the design with the adjacent properties.

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(3) Underground utilities will be shown based on "One Call" markings and/or utility company or City provided utility maps.

(4) The existing rights-of-way shall be established by as-built or plat maps provided by the City, and shall be considered "approximate". All proposed improvements shall occur within the approximate rights-of-way. Prior to surveying on private property, the surveyor shall secure written permission from the property owners and/or tenant and shall provide the City a copy of said written permission. Should only oral permission be granted, the surveyor shall document the permission granted by letter to the property owner/tenant, with a copy to the City. If permission cannot be obtained, the City will assist or other arrangements will be worked out.

(5) Temporary or Permanent Easements – The Consultant does not expect that temporary construction easements or new permanent utility or drainage easements will be required for the construction of this project. However, if easements are necessary, the Consultant can prepare the necessary survey exhibits to accompany the City easement template and secure property owner signatures as an additional service and fee.

(6) Deliverables – The deliverables for the survey scope shall be as follows:

i. Digital Terrain Models (DTM) and the Triangular Irregular Network (TIN) files in a format acceptable by the State.

ii. Maps, plans, or sketches prepared by the Consultant's Surveyor showing the results of field surveys.

iii. Digital files or media acceptable by the State containing field survey data (ASCII Data files).

iv. Maps, plats, plans, sketches, or other documents acquired from utility companies, private corporations, or other public agencies, the contents of which are relevant to the survey.

v. Field survey notes, as electronic and hard copies.

vi. An 8 ½ inch by 11-inch survey control data sheet for each control point which must include, but need not be limited to, a location sketch, a physical description of the point including a minimum of two reference ties, surface coordinates, a surface adjustment factor, elevation, and the horizontal and vertical datums used. A pre-formatted survey control data sheet form in Microsoft Office Word 2010 format will be provided by the State.

vii. A digital and hard copy of all computer printouts of horizontal and vertical conventional traverses, GPS analysis and results, and survey control data sheets.

B. Traffic Studies: The Consultant shall provide traffic counts, furnish traffic studies that include signal warrants analyses, and provide signal design/modification plans at the following locations:

(1) Pedestrian crossing at Kennedy Lane at Cowhorn Creek Road
(2) School crosswalk crossing near Summerhill Road
(3) Midblock crossing along Richmond Road.

C. Plans, Specifications and Estimates ("PS&E") Documents: Per the requirements listed in the RFQ for this project, the Consultant shall "provide Engineering services required for the preparation of plans, specifications, and estimates (PS&E) and related documents. These services may include, but are not limited to, preparing roadway and bridge design, hydrologic and hydraulic design, traffic signal design, survey, and geotechnical data collection, and if requested, provide design support, and construction phase services necessary to support the design process.

The Consultant shall prepare all work in accordance with the latest version of applicable City and State's procedures, specifications, manuals, guidelines, standard drawings, and standard specifications or previously approved special provisions and special specifications, which include: the PS&E Preparation Manual, Roadway Design Manual, Landscape and Aesthetics Design Manual, Hydraulic Design Manual, the Texas Manual on Uniform Traffic Control Devices (TMUTCD), Texas Department of Transportation's (TxDOT) *Standard Specifications for Construction and Maintenance of Highways, Streets and Bridges (latest Edition)*, and other State approved manuals. When design criteria are not identified in stated manuals, the Consultant shall notify the City and refer to the American Association of State Highway and Transportation Officials (AASHTO), *A Policy on Geometric Design of Highways and Street,* (latest Edition), AASHTO Guide for the Planning, Design, and Operation of Pedestrian Facilities (latest Edition), and Guide for the Development of Bicycle Facilities (latest Edition). In addition, the Consultant shall follow the City and TXDOT's guidelines in developing the Plan, Specification, and Estimate (PS&E) package. The Consultant shall prepare each PS&E package in a form suitable for letting through the TxDOT's construction contract bidding and awarding process."

(1) <u>Plans:</u>
Construction plans shall be in accordance with the latest edition of the State's PS&E Preparation Manual. Plans anticipated with this project include:

a. Title Sheet
b. Project Layout
c. Typical Sections
d. General Notes
e. Estimate and Quantity Sheet
f. Quantity Summary Sheet
g. Traffic Control Plan Sheets
h. Traffic Control Plan Details
i. Sidewalk and Shared Use Path Plan Sheets
j. Miscellaneous Roadway Details
k. Signing and Pavement Markings
l. Signing and Pavement Marking Details

(2) <u>Specifications:</u>

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TxDOT Standard Specifications for Construction and Maintenance of Highways, Streets, and Bridges (latest edition) shall be used for this project. The Consultant shall identify necessary standard specifications, special specifications, special provisions, and the appropriate reference items. The Consultant shall provide Special Specifications and Special Provisions in the required format.

(3) Estimates:
The Consultant shall independently develop and report quantities necessary to construct the contract in standard bid format at the specified milestones and Final PS&E submittals. The Consultant shall prepare each construction cost estimates using an approved method. The estimate shall be provided at each milestone submittal and TXDOT Connect at the 95% and Final PS&E submittals per City's requirement.

(4) Quality Assurance and Quality Control (QAQC):
The Consultant shall provide peer review at all milestone submittals. For each deliverable, the Consultant shall have some evidence of their internal review and mark-up of that deliverable as preparation for submittal. The Consultant shall clearly label each document submitted for quality assurance as an internal mark-up document

(5) Deliverables:
Per the requirements listed in the RFQ for this project, the Consultant shall provide the following information when applicable, at the completion milestones:

a. 30% Plans Submittal:
- One electronic set of 11" x 17" plan sheets for Review.
- Estimate of construction cost.
- Consultant's internal QA and QC markup set.
- Form 1002 and Design Exceptions with existing and proposed typical sections, location map and design exception exhibits.

b. 60% Plans Submittal:
- One electronic 11" x 17" plan sets for review.
- Estimate of construction cost.
- Consultant's internal QA and QC marked up set.
- One .pdf of plan sheets for TCP concept, and significant project procedures form (State Form 2229) to present at the TCAT for the State review.

c. Review Submittal (90%):
- One electronic set of 11" x 17" plan sheets for the State District Review.
- Estimate of construction cost.

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- Marked up general notes
- Construction schedule.
- New Special Specifications and Special Provisions with Form 1814, if applicable.
- Consultant's internal QA and QC marked up set.
- Other supporting documents.

d. Review Submittal (95%):
- One electronic set of 11" x 17" plan sheets for the State district review
- List of governing Specifications and Special Provisions in addition to those required.
- Marked up general notes.
- Plans estimate.
- New Special Specifications and Special Provisions with Form 1814, if applicable.
- Triple Zero Special Provisions.
- Consultant sign, seal, and date supplemental sheets (8 ½" x 11").
- Contract time determination summary.
- Significant project procedures form.
- Temporary road closure letters, if applicable.
- Construction speed zone request, if applicable.
- Consultant's internal QA and QC marked-up set.
- Other supporting documents.

e. Final submittal (100%):
- One electronic set of 11" x 17"
- Revised supporting documents from 95% review comments.

4. Services Provided by the City

Per the requirements listed in the RFQ for this project, The City will designate a Project Manager to represent the City and will provide the following information or services as listed below:

A. Route and Design Studies

- Provide As-built Plans if available
- Provide Preliminary Cost Estimate, Project Information, and other Documentation.
- Provide available Environmental Documentation if available
- Provide Map File and Aerial Photography.
- Provide approved traffic data.
- Provide Design Summary Report.

B. Social, Economic and Environmental Studies and Public Involvement

Attachment: 2022-091 ATTH 01 Proposal (3767 : 2022-091 RES TxDOT Kennedy Lane Sidewalk Project Grant)

The City in coordination with the Texas Department of Transportation (TxDOT) will:

- Provide available environmental documentation.
- Review and process each necessary environmental document prior to letting of the construction contract.

C. Right-of-Way Data and Utility

- Provide available existing right of way maps or parcel descriptions for the proposed project location.
- If available, Subsurface Utility Engineering (SUE) data and utility ownership/facility data;

D. Design Surveys and Construction Surveys

- Provide survey control points such as horizontal control points, benchmark elevations and descriptions for vertical control, and listing of horizontal alignment coordinates for baseline control only, if available.
- Provide aerial photographs (contact prints) of the proposed project area, if available.

E. Roadway Design Controls

- Provide applicable Preliminary Design Concept Conference and Plans, Specifications and Estimate (PS&E) package checklists for use by the Engineer.
- Provide As-built plans of the existing project facilities, if available.

F. Drainage

- Provide existing hydraulic and hydrologic studies associated with the project and project area if available.
- Provide areas of wetlands delineation to be surveyed by the Engineer if available.
- Provide data, if available, including “as-built plans”, existing cross sections, existing channel, and drainage easement data.

G. Signing, Pavement Markings and Signalization (Permanent)

- Available traffic counts, Traffic Signal Inventories (TSI’s), traffic projects and accident data, if available.

H. Miscellaneous (Roadway)

- Provide example estimates, general notes, and standards sample specification lists and related hard copy documentation for the Engineer's use in preparing the preliminary estimate, general notes, and specifications.
- Provide a maximum project cost to be used in the preparation of the preliminary design.

I. Project Management and Administration

- Review, approve and update Project Design Criteria.

- Prompt Review of Deliverables.
- Provide copies of preferred Atlanta District Details to be used.

J. Additional Responsibilities

- In coordination with TxDOT, the City will provide design criteria for roadway, structures, drainage, and hydraulics.
- Interface with local, regional, State and Federal agencies or other entities on behalf of Consultant.
- Coordinate & notify in writing with Emergency Medical Services (EMS), school system, United State (U.S.) Mail, etc. for any detour routes & roadway closures. Upon request by the City, the Consultant shall prepare the necessary exhibits.
- Provide the Consultant with timely reviews.

5. Clarifications and Exceptions

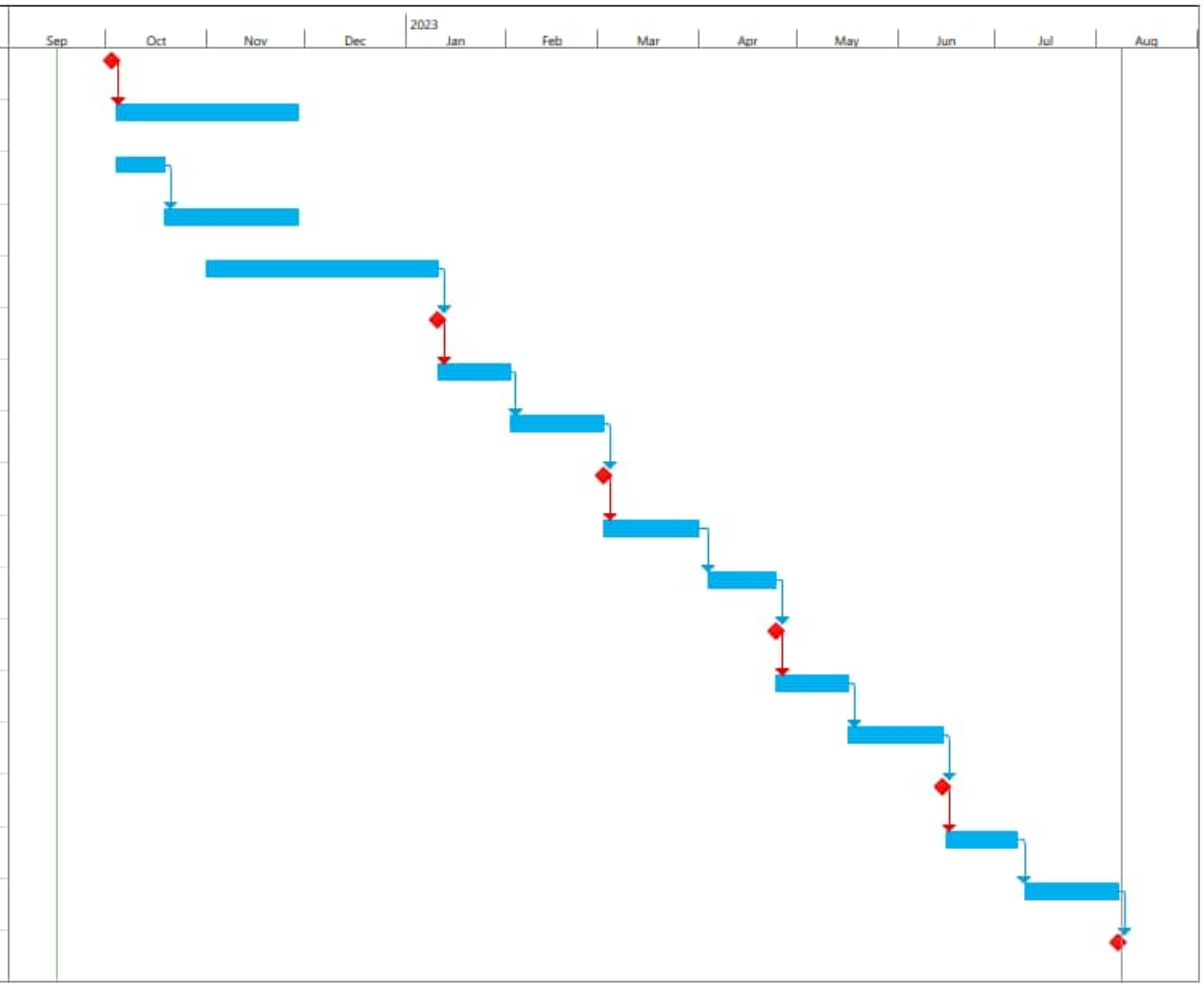
The following services are not included within this Scope of Work, but are available upon request as "Additional Services".

A. Preliminary route Study
B. Boundary survey or property closure determination
C. Right-of-way acquisition services
D. Subdivision platting
E. Preparation of easements or dedication exhibits, temporary right-of-way, or servitudes
F. Subsurface Utility Exploration Services (SUE)
G. Geotechnical investigation or reporting
H. Structural design including retaining walls
I. Water & wastewater design or modeling, & utility design
J. Hydrologic and hydraulic studies or modeling
K. Storm sewer design
L. Street lighting design
M. Sanitary and/or storm sewer lift station design
N. Landscape design or irrigation design
O. Detour plans
P. Filing fees and permit fees
Q. Environmental impact statements and assessments
R. Wetlands identification or analysis
S. Construction staking
T. Construction administration, except as specifically identified in this proposal
U. Floodplain studies or reclamation plans
V. Construction Inspection
W. Quality control and material testing services during construction
X. Review of Engineers certificates. Halff shall not be required to execute any documents subsequent to the signing of this Agreement that in any way might, in the sole judgment of Halff, increase Halff's risk or the availability or cost of his or her professional or general liability insurance.

Attachment: 2022-091 ATTH 01 Proposal (3767 : 2022-091 RES TxDOT Kennedy Lane Sidewalk Project Grant)

EXHIBIT B
SCHEDULE
for
Kennedy Lane Bicycle & Pedestrian Improvements - Texarkana, Texas

ID	Task Name	Start	Finish
1	Project Kickoff	Mon 10/3/22	Mon 10/3/22
2	Topographic Survey	Tue 10/4/22	Mon 11/28/22
3	Traffic Counts	Tue 10/4/22	Tue 10/18/22
4	Traffic Studies and Design Plans	Wed 10/19/22	Mon 11/28/22
5	30% PS&E Preparation & Internal QA/QC	Tue 11/1/22	Tue 1/10/23
6	30% Submittal	Tue 1/10/23	Tue 1/10/23
7	30% City / TxDOT Review	Wed 1/11/23	Wed 2/1/23
8	60% PS&E Preparation & Internal QA/QC	Thu 2/2/23	Thu 3/2/23
9	60% Submittal	Thu 3/2/23	Thu 3/2/23
10	60% City/ TxDOT Review	Fri 3/3/23	Fri 3/31/23
11	Review Submittal (90%) & Internal QA/QC	Tue 4/4/23	Mon 4/24/23
12	90% Submittal	Mon 4/24/23	Mon 4/24/23
13	90% City / TxDOT Review	Tue 4/25/23	Tue 5/16/23
14	Review Submittal (95%) & Internal QA/QC	Wed 5/17/23	Wed 6/14/23
15	95% Submittal	Wed 6/14/23	Wed 6/14/23
16	95% City / TxDOT Review	Fri 6/16/23	Fri 7/7/23
17	Final Submittal (100%) & Internal QA/QC	Mon 7/10/23	Mon 8/7/23
18	100% Submittal	Tue 8/8/23	Tue 8/8/23



Notes:

1. Project Kickoff assumed to start on October 3, 2022. Adjusted schedule to be provided at actual Project Kickoff.
2. All City / TxDOT review phases were assigned a three-week duration. Start dates of subsequent tasks may change based on actual review durations.

Attachment: 2022-091 ATTH 01 Proposal (3767 : 2022-091 RES TxDOT Kennedy Lane Sidewalk Project

EXHIBIT C
COMPENSATION
for
Kennedy Lane Bicycle & Pedestrian Improvements
Texarkana, Texas

Exhibit C defines the basis of compensation to the Consultant for the services rendered. The fees include project management, printing, direct costs and computer charges normally associated with production of these services.

COMPENSATION

A – Surveying	$22,700
B – Traffic Services	$30,000
C1 – 30% PS&E Submittal	$30,800
C2 – 60% PS&E Submittal	$19,800
C3 – Review Submittal (90%)	$15,200
C4 – Review Submittal (95%)	$15,200
C5 – Final Submittal (100%)	$21,200
Total:	**$154,900**

The estimated fees established above are considered **lump sum**. Invoices for labor will be submitted monthly, based upon the percentage of work that has been completed.

The fees will not be exceeded without prior approval from the Client. Costs incurred will be carefully monitored during the progress of this project. Our services will be invoiced monthly, based on the work completed. Fees quoted in this proposal exclude state and federal sales taxes on professional services.

Attachment: 2022-091 ATTH 01 Proposal (3767 : 2022-091 RES TxDOT Kennedy Lane Sidewalk Project Grant)

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

Perspectives	Goals
Serve the Community	☑ Promote an Environmentally Sensitive & Livable Community ☑ Provide a Safe Community ☑ Deliver Quality Services ☑ Foster a Healthy Community
Run the Operations	☑ Enhance Community Preparedness & Responsiveness ☑ Maximize Partnership Opportunities ☑ Provide Courteous & Responsive Customer Service ☑ Model a Positive City Image ☑ Deliver Efficient Services ☑ Cultivate Community Involvement & Access
Manage the Resources	☑ Maintain Fiscal Strength ☑ Maximize Utilization & Resources ☑ Invest in Infrastructure & Transportation
Develop Personnel	☑ Develop a Skilled & Diverse Workforce ☑ Create a Positive & Rewarding Work Culture

Perspectives and Goals Additional Comments:

NONE

Resource Impact:

Staff time required if item is approved:	Low

Other Potential Impacts:

NONE APPLICABLE

Public Information Plan:

☑	Newspaper Notice (Required by Statute)	☐	Public Hearing (Required by Statute)
☐	Public Forum/Input Session	☐	Press Release
☐	E-News Distribution	☑	Website Notice
☐	Social Media (Twitter, Facebook, etc.)	☐	Special Mailing
☐	Flyers Posted	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☐	None Required	☐	

Other:

Attachment: 2022-091 Goals & Perspectives (3767 : 2022-091 RES TxDOT Kennedy Lane Sidewalk Project Grant)

City of Texarkana, Texas

Briefing Sheet

Version:
Update Date: 9/20/2022 4:11 PM

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Administrative Coordinator

Subject: Ordinance No. 2022-103 granting a Specific Use Permit to allow a tattoo studio and art gallery on an approximate 0.13-acre tract of land (being Tract 231), Thomas Price HRS, A-466, located at 3427 New Boston Road. Alfred Smith, owner and Kara May, agent.

Briefing: 9/26/2022 **Public Hearing:** 10/10/2022 **Council Vote:** 10/10/2022

Item Schedule
Schedule 2: Brief once - vote once (two weeks)

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Alfred Smith, owner, and Kara May, agent, for a Specific Use Permit to allow a tattoo studio and art gallery on an approximate 0.13-acre tract of land (being Tract 231), Thomas Price HRS, A-466, located at 3427 New Boston Road. This request for a Specific Use Permit is to allow the one additional use of a tattoo studio. Ms. May will also be operating a t-shirt and decorating cup business at this location.

The adjacent zoning is Planned Development-Office to the west, General Retail to the south and east and Commercial to the north. The adjacent land usage is businesses to the north, south, east, and west.

The Future Land Use Map designates this property as “Regional Commercial”.

A Specific Use Permit is required to allow the one additional use of a tattoo studio in this zoning district. The application of permanent cosmetics is also considered a tattoo as well as any inked body art. The State of Texas will regulate this business as to licensing and other health related issues. This request meets all city requirements to allow the one additional use of a tattoo studio on this property. It appears that there is adequate parking for this business.

Staff recommends for approval of this request with the following stipulations:

1. That the owner/or any employee performing the application of tattooing procedures be currently licensed by the State and meet all Federal, State and City licensing laws and health regulations. (A copy of the current license must be provided to the City prior to the opening of the business).
2. That if this use ever ceases at this location, the City may revoke the Specific Use Permit that allows a tattoo studio.
3. That the sale of tobacco products or drug paraphernalia is prohibited.

4. That the hours of operation be specified.
5. That any remodeling of the current building must meet all city codes and requires licensed contractors.
6. That no painting of the windows or the building with advertisement or graphic art.
7. That if any complaints concerning minors or any violations of the regulations listed above occur, the City has the right to revoke the Specific Use Permit.

The applicant should also be aware that if this zoning change is approved, all other applicable city code/ordinance requirements must be met including but not limited to building codes, setbacks, subdivision, fire, parking, drainage, water and sewer prior to the issuance of building permits.

All notifications and application requirements have been met to consider this request.

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of this request with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

The Planning and Zoning Commission unanimously recommend for approval of this application with stipulations.

Advisory Board/Committee Meeting Date and Minutes:

September 6, 2022

Attachments

a. 2022-103 ORD granting SUP for tattooing at 3427 New Boston Rd(DOCX)
b. 2022-103 EXH 'A' (Legal Description) (PDF)
c. 2022-103 ATTH 01 (Maps) (PDF)
d. 2022-103 ATTH 02 (Letter of Opposition) (PDF)
e. 2022-103 Goals & Perspectives (DOCX)

Staff Coordination

Building Code Administration	Mashell Daniel	Reviewer	Completed	09/19/2022 8:53 AM
City Manager	David Orr	Reviewer	Completed	09/22/2022 2:46 PM
City Council	Vicky Coopwood	Meeting	Pending	09/26/2022 6:00 PM

Meeting History

S-758

ORDINANCE NO. 2022-103

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE ZONING MAP SHOWING THE LOCATION, BOUNDARY, AND USE OF CERTAIN PROPERTY BY THE GRANTING OF SPECIFIC USE PERMIT NO. S-758 TO ALLOW THE LOCATION OF A TATTOO STUDIO IN A TENANT SPACE ON AN APPROXIMATE 0.13-ACRE TRACT OF LAND (BEING TRACT 231), THOMAS PRICE HRS, A-466, LOCATED AT 3427 NEW BOSTON ROAD, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS; CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed with the City of Texarkana, Texas, requesting an amendment to the Zoning Ordinance to grant a **Specific Use Permit** to allow the location of a **tattoo studio in a tenant space on an approximate 0.13-acre tract of land (being Tract 231), Thomas Price HRS, A-466 (Exhibit 'A'), located at 3427 New Boston Road**, in the City of Texarkana, Bowie County, Texas; and

WHEREAS, the Planning and Zoning Commission of the City of Texarkana, Texas, and the City Council of the City of Texarkana, Texas, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, have given the requisite notices by publication and otherwise, and have afforded and held full and fair hearings to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, voted **unanimously five (5) to zero (0) to recommend** to the City Council of Texarkana, Texas, that a **Specific Use Permit be granted to allow the location of a tattoo studio** on said property; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, the City Council of the City of Texarkana, Texas, does hereby find that granting the **Specific Use Permit** is in the best interest of the public health, safety, morals and general welfare of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

SECTION 1: That the Zoning Ordinance of the City of Texarkana, Texas, Ordinance No. 127-70, passed and approved on September 14, 1970, be further amended to grant **Specific Use Permit Numbered S-758** for the location of a **tattoo studio in a tenant space on an approximate 0.13-acre tract of land (being Tract 231), Thomas Price HRS, A-466 (Exhibit 'A'), located at 3427 New Boston Road**, in the City of Texarkana, Bowie County, Texas.

Attachment: 2022-103 ORD granting SUP for tattooing at 3427 New Boston Rd (3803 : 2022-103 ORD granting SUP to allow tattooing at 3427

SECTION 2: That the following stipulations are hereby imposed and made a part of this ordinance:

1. That the owner/or any employee performing the application of tattooing procedures be currently licensed by the state and meet all federal, state and city licensing laws and health regulations. (A copy of the current license must be provided to the City prior to the opening of the business).
2. That if any complaints concerning minors or any violations of the regulations listed above occur, the City has the right to revoke the Specific Use Permit.
3. That if this use ever ceases at this location, the City may revoke the Specific Use Permit that allows a tattoo studio.
4. That the sale of tobacco products or drug paraphernalia is prohibited.
5. That the hours of operation will be Monday – Thursday with hours 12:00 p.m. to 8:00 p.m. and on weekends from 9:00 a.m. to 10:00 p.m.
6. That any remodeling of the current building must meet all city codes and requires licensed contractors.
7. That no painting is allowed of the windows or the building with advertisement or graphic art.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are specifically repealed to the extent of such conflict.

SECTION 4: It is further provided that in case a section, clause, sentence or part of this ordinance shall be deemed or adjudged by a court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this ordinance.

SECTION 5: That this ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **10th day of October, 2022.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY	BOB BRUGGEMAN, MAYOR

Attachment: 2022-103 ORD granting SUP for tattooing at 3427 New Boston Rd (3803 : 2022-103 ORD granting SUP to allow tattooing at 3427

2022-103 EXH 'A'

S-758

EXHIBIT A

All that certain tract or parcel of land situated in the THOMAS PRICE HEADRIGHT SURVEY, Abstract No. 466, Bowie County, Texas, and the herein described tract being a part of the certain 0.25 acre tract conveyed from Regions Bank to Wayne Potts and Edmond Ray Wood, Jr. by deed recorded in Volume 3107, Page 34 of the Real Property Records of Bowie County, Texas, and the subject tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1 inch bolt found for corner being North, 2734.93 feet and West, 2803.92 feet from the southeast corner of said Thomas Price Headright Survey, said Point of Beginning being in the east right-of-way line of a road designated as South Kenwood Road and being in the south boundary line of said Potts tract;

THENCE N 00 deg. 22' 21" E, 116.19 feet with the east right-of-way line of said South Kenwood Road to a ½ inch reinforcing steel rod set for corner;

THENCE N 45 deg. 11' 12" E, 6.87 feet to a right-of-way marker found in a curve to the right in the south right-of-way line of U. S. Highway No. 82 (New Boston Road);

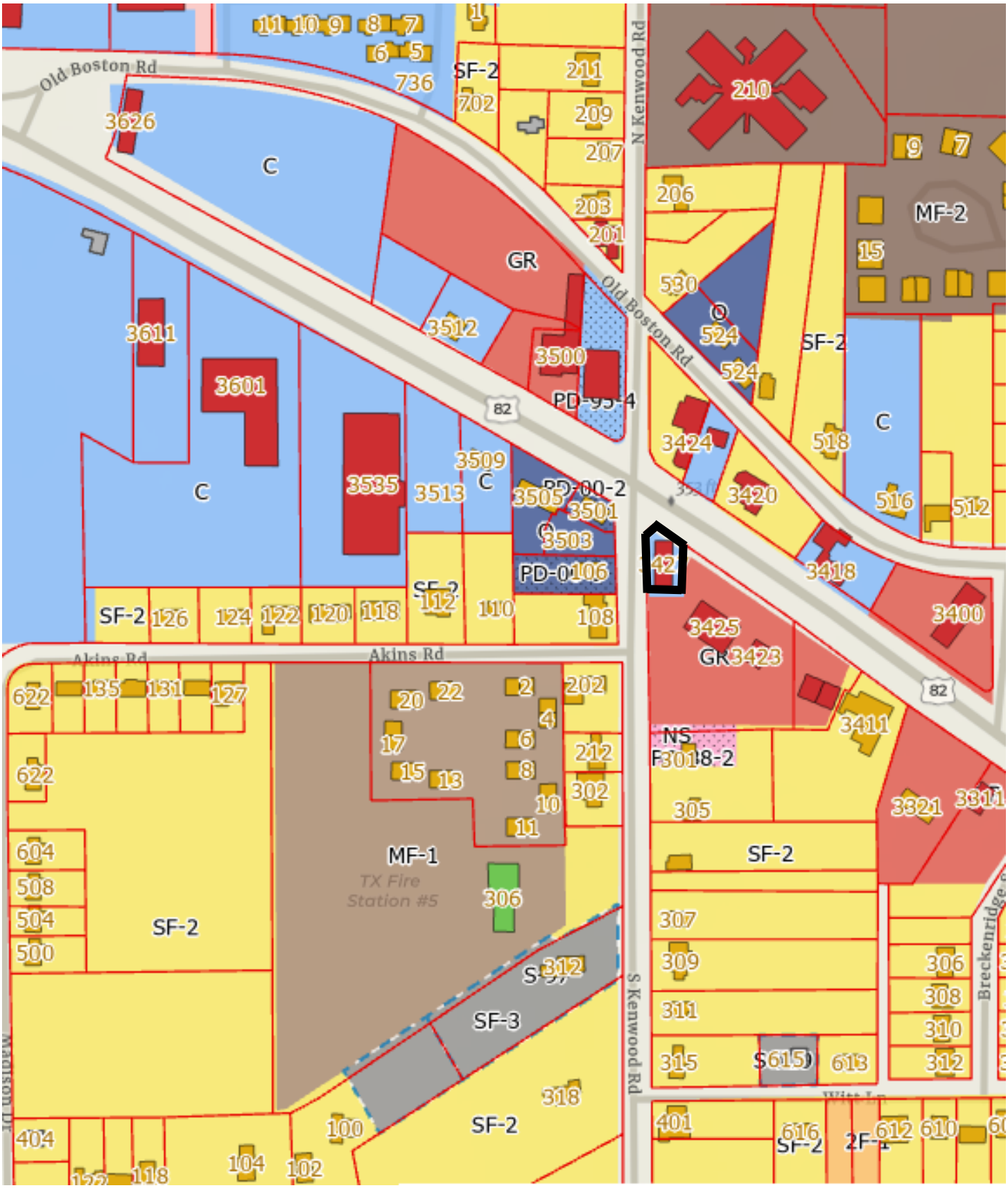
THENCE Southeasterly with said curve to the right having a radius of 5679.58 feet a distance of 56.40 feet through a central angle of 00 deg. 34' 08" (chord being S 56 deg. 18' 20" E, 56.40 feet) to a 1 inch bold found for corner;

THENCE S 01 deg. 36' 45" W, 91.22 feet along an existing fence line and with the east boundary line of said Potts tract and with a west boundary line of a certain tract conveyed to Bessie Cook by deed recorded in Volume 290, Page 138 of the Deed Records of Bowie County, Texas, to a 1 inch pipe found for corner at the southeast corner of said Potts tract;

THENCE N 88 deg. 20' 34" W, 50.01 feet with the south boundary line of said Potts tract and with a north boundary line of said Cook tract, to the POINT OF BEGINNING and containing 0.126 acres of land, more or less.

Attachment: 2022-103 EXH 'A' (Legal Description) (3803 : 2022-103 ORD granting SUP to allow tattooing at 3427 New Boston Rd)

3427 New Boston Rd



Attachment: 2022-103 ATTH 01 (Maps) (3803 : 2022-103 ORD granting SUP to allow tattooing at 3427 New Boston Rd)

3427 New Boston Rd

Attachment: 2022-103 ATTH 01 (Maps) (3803 : 2022-103 ORD granting SUP to allow tattooing at 3427 New Boston Rd)

TEX-Puckett, Laura

From: richie grant <daveandrichie@gmail.com>
Sent: Tuesday, August 30, 2022 9:06 PM
To: TEX-Puckett, Laura
Subject: zoning Case Number S-758

CAUTION: This email originated from outside our email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Council members

For years we have tried to improve the Business face of New Boston Road and have it come to a higher standard. There are several crumbling buildings and business ventures that seem to drive housing out of the area and attract drug dealers and human trafficking. While I greatly appreciate that Mr Smith is attempting to find a tenant for his property, I do not appreciate his choice of a tenant. I personally do not want a Tattoo parlor for a neighbor as a business. I do not want that as a neighbor for my tenant who lives in an adjacent building. The Tattoo studio/ parlor has already asked to use our parking lot for their business- and we felt pressured to allow it. I do NOT want to do this. I do not want their patrons next door to our renter. I do not want to have them in our parking lot. My husband was approached by the new tattoo parlor owner and did not have time to consider these issues. Please mark us down as very much opposed to them being in our neighborhood. There are private residences very close to them and if it were my home I would be very much against it. I stand with the other tenants and the Granary- and vote NO. We would appreciate not having a tattoo parlor as our neighbor.

I would also like information on who supports or rejects this proposal.

thank you

Richie Grant
903-244-4635

Attachment: 2022-103 ATTH 02 (Letter of Opposition) (3803 : 2022-103 ORD granting SUP to allow tattooing at 3427 New Boston Rd)

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

Perspectives	Goals
Serve the Community	☐ Promote an Environmentally Sensitive & Livable Community ☐ Provide a Safe Community ☑ Deliver Quality Services ☐ Foster a Healthy Community
Run the Operations	☐ Enhance Community Preparedness & Responsiveness ☐ Maximize Partnership Opportunities ☑ Provide Courteous & Responsive Customer Service ☐ Model a Positive City Image ☐ Deliver Efficient Services ☐ Cultivate Community Involvement & Access
Manage the Resources	☐ Maintain Fiscal Strength ☐ Maximize Utilization & Resources ☐ Invest in Infrastructure & Transportation
Develop Personnel	☐ Develop a Skilled & Diverse Workforce ☑ Create a Positive & Rewarding Work Culture

Perspectives and Goals Additional Comments:

None

Resource Impact:

Staff time required if item is approved:	No Additional

Other Potential Impacts:

Public Information Plan:

☑	Newspaper Notice (Required by Statute)	☑	Public Hearing (Required by Statute)
☐	Public Forum/Input Session	☐	Press Release
☐	E-News Distribution	☐	Website Notice
☐	Social Media (Twitter, Facebook, etc.)	☐	Special Mailing
☐	Flyers Posted	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☐	None Required	☐	

Other:

Attachment: 2022-103 Goals & Perspectives (3803 : 2022-103 ORD granting SUP to allow tattooing at 3427 New Boston Rd)

City of Texarkana, Texas

Briefing Sheet

Version:
Update Date: 9/16/2022 10:59 AM

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Administrative Coordinator

Subject: Ordinance No. 2022-104 granting a Specific Use Permit to allow the location of a HUD code manufactured home on Lots 5 and 6, Block 2, Grandview Addition, located at 2809 Findley. Sandra Carroll, owner.

Briefing: 9/26/2022 **Public Hearing:** 10/10/2022 **Council Vote:** 10/10/2022

Item Schedule
Schedule 2: Brief once - vote once (two weeks)

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Sandra Carroll, owner, for a Specific Use Permit to allow the location of a single wide HUD code manufactured home on Lot 5 and 6, Block 2, Grandview Addition, located at 2809 Findley. This is currently vacant land.

The adjacent zoning is Single Family-3 to the south, east, and west and Single Family-2 to the north. The adjacent land use is vacant land to the south, east, west, and north.

The Future Land Use Map designates this property as “Neighborhood Residential”.

The City’s Zoning Ordinance was amended to comply with the state law in 2002, requiring that all manufactured housing be HUD code building standard. This amendment also stipulated that all HUD code manufactured homes inside the city limits be placed in the Single Family-3 zoning district along with the approval of a Specific Use Permit.

Staff recommends for approval of this request with the following stipulations:

1. That one 2016 or newer single wide HUD code manufactured home be allowed on this property.
2. That the single wide HUD code manufactured home be tied down/skirted/underpinned.
3. That the single wide HUD code manufactured home be used for dwelling purposes only, human occupancy only.
4. That the Specific Use Permit be in effect for a period of three (3) years, beginning at the date of this Ordinance. It is the owner’s responsibility to renew this permit.
5. That if the HUD code manufactured home is not placed on the property within the three (3) year period, the Specific Use Permit will automatically be revoked.
6. That all driveways, parking, building codes/setbacks, engineered foundation, platting and flood plain requirements must be in accordance with the City of Texarkana, Texas codes.

City of Texarkana, Texas

All notification and application requirements have been met to consider this request.

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of this request with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

The Planning and Zoning Commission unanimously recommend for approval of this request with stipulations.

Advisory Board/Committee Meeting Date and Minutes:

September 6, 2022

Attachments

a. 2022-104 ORD granting SUP at 2809 Findley (DOCX)
b. 2022-104 ATTH 01 (Maps) (PDF)
c. 2022-104 ATTH 02 (Floorplans) (PDF)
d. 2022-104 Goals & Perspectives (DOCX)

Staff Coordination

Building Code Administration	Mashell Daniel	Reviewer	Completed	09/19/2022 10:59 AM
City Manager	David Orr	Reviewer	Completed	09/22/2022 2:47 PM
City Council	Vicky Coopwood	Meeting	Pending	09/26/2022 6:00 PM

Meeting History

S-759

ORDINANCE NO. 2022-104

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE ZONING MAP SHOWING THE LOCATION, BOUNDARY AND USE OF CERTAIN PROPERTY BY THE GRANTING OF SPECIFIC USE PERMIT NO. S-759 TO ALLOW THE LOCATION OF A SINGLE-WIDE HUD CODE MANUFACTURED HOME ON LOTS 5 AND 6, BLOCK 2, GRANDVIEW ADDITION, LOCATED AT 2809 FINDLEY STREET, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS; CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed with the City of Texarkana, Texas, requesting an amendment to the Zoning Ordinance to grant a **Specific Use Permit** to allow the location of a single-wide HUD code manufactured home **on Lots 5 and 6, Block 2, Grandview Addition, located at 2809 Findley Street**, in the City of Texarkana, Bowie County, Texas; and

WHEREAS, the Planning and Zoning Commission of the City of Texarkana, Texas, and the City Council of the City of Texarkana, Texas, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, have given the requisite notices by publication and otherwise, and have afforded and held full and fair hearings to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, voted **unanimously five (5) to zero (0) to recommend** to the City Council of Texarkana, Texas, that a **Specific Use Permit be granted to allow the location of a single-wide HUD code manufactured home** on said property; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, the City Council of the City of Texarkana, Texas, does hereby find that granting the **Specific Use Permit** is in the best interest of the public health, safety, morals and general welfare of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

SECTION 1: That the Zoning Ordinance of the City of Texarkana, Texas, Ordinance No. 127-70, passed and approved on September 14, 1970, be further amended to grant **Specific Use Permit Numbered S-759 for the location of a single-wide HUD code manufactured home on Lots 5 and 6, Block 2, Grandview Addition, located at 2809 Findley Street,** in the City of Texarkana, Bowie County, Texas.

Attachment: 2022-104 ORD granting SUP at 2809 Findley (3804 : 2022-104 ORD SUP to allow HUD code mnfctrd home at 2809 Findley)

SECTION 2: The following stipulations are hereby imposed and made a part of this ordinance:

1. That one 2016 or newer single-wide HUD code manufactured home be allowed on this property.
2. That the single-wide HUD code manufactured home be tied down/skirted/underpinned.
3. That the single-wide HUD code manufactured home be used for dwelling purposes only, human occupancy only.
4. That the Specific Use Permit be in effect for a period of three (3) years, beginning at the date of this ordinance. It is the owner's responsibility to renew this permit.
5. That if the HUD code manufactured home is not placed on the property within the three (3) year period, the Specific Use Permit will automatically be revoked.
6. That all driveways, parking, building codes/setbacks, engineered foundation, platting and flood plain requirements must be in accordance with the City of Texarkana, Texas codes.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are specifically repealed to the extent of such conflict.

SECTION 4: It is further provided that in case a section, clause, sentence or part of this ordinance shall be deemed or adjudged by a court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this ordinance.

SECTION 5: This ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **10th day of October, 2022.**

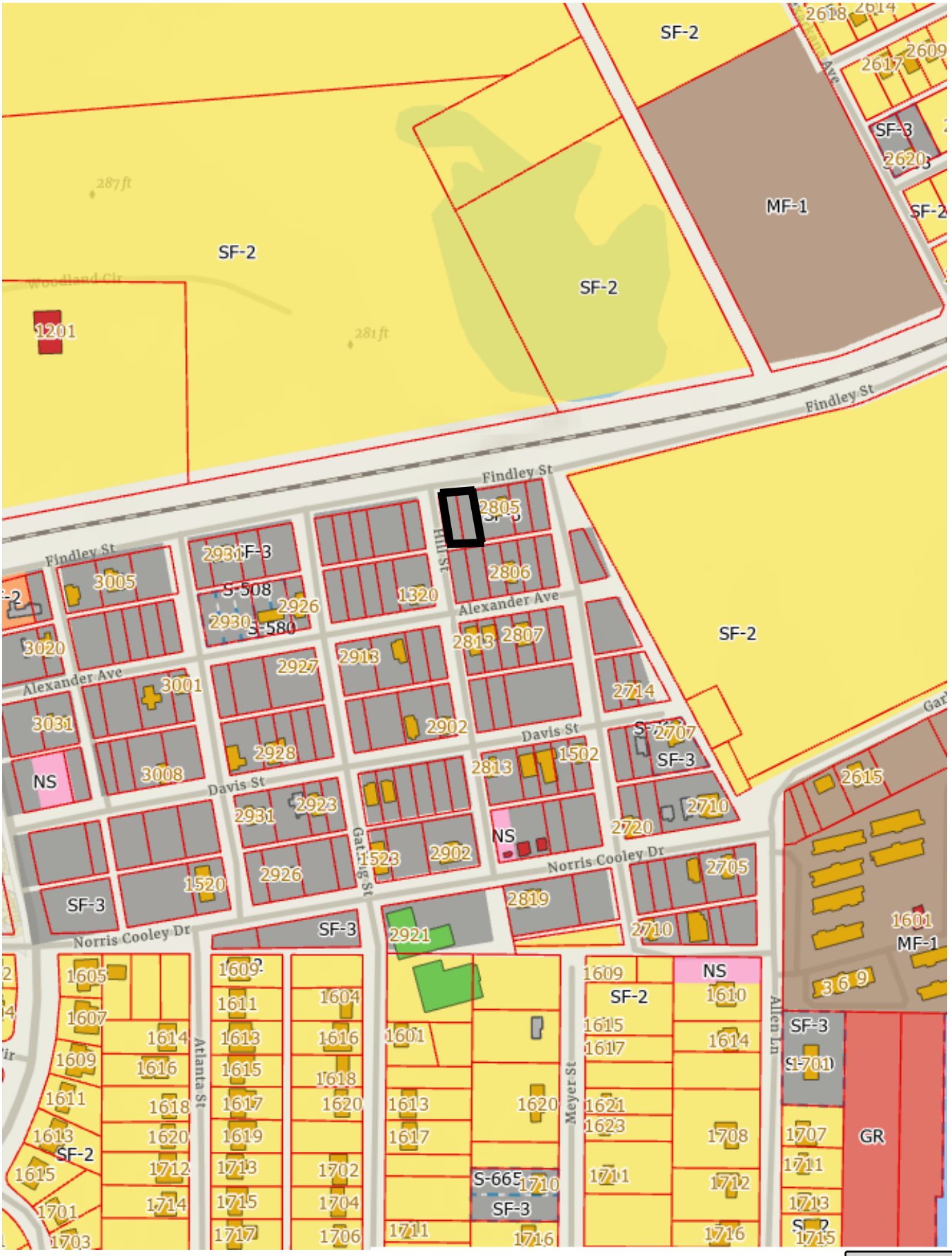
ATTEST:

_____ _____

JENNIFER EVANS, CITY SECRETARY BOB BRUGGEMAN, MAYOR

Attachment: 2022-104 ORD granting SUP at 2809 Findley (3804 : 2022-104 ORD SUP to allow HUD code mnfctrd home at 2809 Findley)

2809 Findley Street



Attachment: 2022-104 ATTH 01 (Maps) (3804 : 2022-104 ORD SUP to allow HUD code mnfctrd home at 2809 Findley)

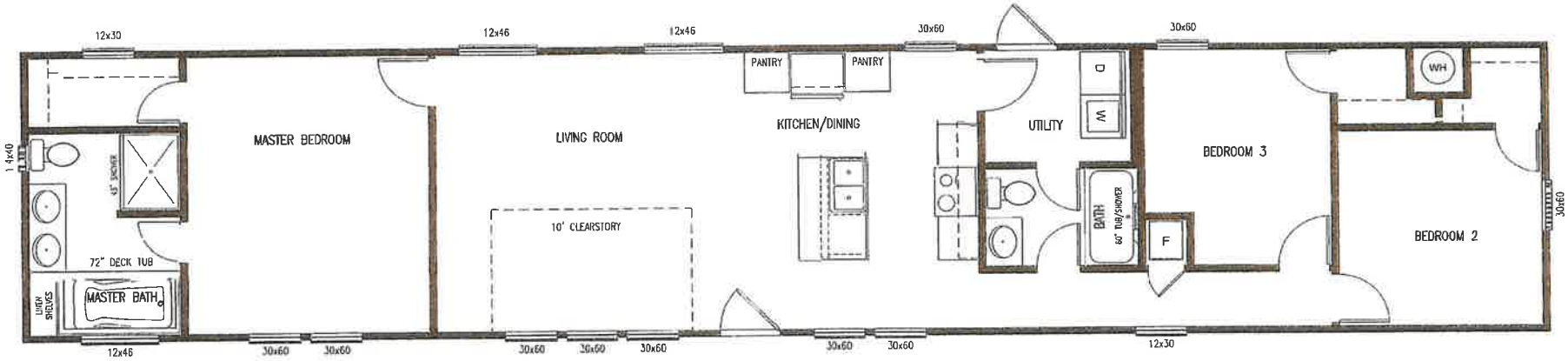
S-759

2809 Findley Street

Attachment: 2022-104 ATTH 01 (Maps) (3804 : 2022-104 ORD SUP to allow HUD code mnfctrd home at 2809 Findley)

Star Homes

"Your Manufactured Housing Specialist"



NEW VISION
ANN MARIE
NV1010
16 x 76
Sq ft 1216

"The ANN MARIE"

Attachment: 2022-104 ATTH 02 (Floorplans) (3804 : 2022-104 ORD SUP to allow HUD code mnfctrd home

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

Perspectives	Goals
Serve the Community	☐ Promote an Environmentally Sensitive & Livable Community ☐ Provide a Safe Community ☑ Deliver Quality Services ☐ Foster a Healthy Community
Run the Operations	☐ Enhance Community Preparedness & Responsiveness ☐ Maximize Partnership Opportunities ☑ Provide Courteous & Responsive Customer Service ☐ Model a Positive City Image ☐ Deliver Efficient Services ☐ Cultivate Community Involvement & Access
Manage the Resources	☐ Maintain Fiscal Strength ☐ Maximize Utilization & Resources ☐ Invest in Infrastructure & Transportation
Develop Personnel	☐ Develop a Skilled & Diverse Workforce ☐ Create a Positive & Rewarding Work Culture

Perspectives and Goals Additional Comments:

None

Resource Impact:

Staff time required if item is approved:	No Additional

Other Potential Impacts:

None

Public Information Plan:

☑	Newspaper Notice (Required by Statute)	☑	Public Hearing (Required by Statute)
☐	Public Forum/Input Session	☐	Press Release
☐	E-News Distribution	☐	Website Notice
☐	Social Media (Twitter, Facebook, etc.)	☐	Special Mailing
☐	Flyers Posted	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☐	None Required	☐	

Other:

Attachment: 2022-104 Goals & Perspectives (3804 : 2022-104 ORD SUP to allow HUD code mnfctrd home at 2809 Findley)

City of Texarkana, Texas

Briefing Sheet

Version:
Update Date: 9/19/2022 12:19 PM

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Administrative Coordinator

Subject: Ordinance No. 2022-105 rezoning and amending PD-79-8 (C) on an approximate 1.01-acre tract of land (being Tract 219), Thomas Price HRS, A-466, located at 2315 North Robison Road requesting the Planned Development be removed at this location and rezoned from Commercial to Single Family-2. Veronica Hernandez, owner.

Briefing: 9/26/2022 **Public Hearing:** 10/10/2022 **Council Vote:** 10/10/2022

Item Schedule
Schedule 2: Brief once - vote once (two weeks)

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Veronica Hernandez, owner requesting that the Planned Development be removed from the 1.01-acre tract of land (being Tract 219), Thomas Price HRS, A-466, located at 2315 North Robison Road and that the zoning be changed from Commercial to Single Family-2. This property was previously a package mailing facility. The applicant proposes to reside at this location.

The adjacent zoning is Planned Development-General Retail to the south, Planned Development-Commercial to the west, Single Family-2 to the east, and Multiple Family-1 to the north. The adjacent land use is post office to the south, office to the west, residential to the north and east.

The Future Land Use Map has designated this property as “Mixed-Use Development.”

Applicant will be bringing the residence up to residential code and using has a home. Staff recommends for approval of this request.

The applicant should also be aware that if the Planned Development is removed and the zoning is changed, all other applicable city code/ordinance requirements must be met including but not limited to building codes, setbacks, subdivision, fire, parking, drainage, water and sewer prior to the issuance of building permits.

All notification and application requirements have been met to consider this request.

Potential Options:

Approve or deny

Fiscal Implications:

City of Texarkana, Texas

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of removing the Planned Development and rezoning from Commercial to Single Family-2.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

The Planning and Zoning Commission unanimously recommend for approval of removing the Planned Development and rezoning from Commercial to Single Family-2.

Advisory Board/Committee Meeting Date and Minutes:

September 6, 2022

Attachments

a. 2022-105 ORD rezoning 2315 N Robison Rd (DOCX)
b. 2022-105 EXH 'A' (Legal Description) (PDF)
c. 2022-105 ATTH 01 (Maps) (PDF)
d. 2022-105 Goals & Perspectives (DOCX)

Staff Coordination

Building Code Administration	Mashell Daniel	Reviewer	Completed	09/19/2022 11:00 AM
City Manager	David Orr	Reviewer	Completed	09/22/2022 2:47 PM
City Council	Vicky Coopwood	Meeting	Pending	09/26/2022 6:00 PM

Meeting History

Z-22-11
PD-79-8(C)

ORDINANCE NO. 2022-105

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF TEXARKANA, TEXAS, BY REZONING AN APPROXIMATE 1.01-ACRE TRACT OF LAND (BEING TRACT 219), THOMAS PRICE HRS, A-466, LOCATED AT 2315 NORTH ROBISON ROAD, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, FROM PLANNED DEVELOPMENT-COMMERCIAL TO SINGLE FAMILY-2; CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed requesting an amendment to the Zoning Ordinance of the City of Texarkana, Texas, to rezone **an approximate 1.01-acre tract of land (being Tract 219), Thomas Price HRS, A-466 (Exhibit 'A'), located at 2315 North Robison Road** in the City of Texarkana, Bowie County, Texas, from **Planned Development-Commercial to Single Family-2;** and

WHEREAS, the Planning and Zoning Commission of the City of Texarkana, Texas, and the City Council of the City of Texarkana, Texas, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, have given the requisite notices by publication and otherwise, and have afforded and held full and fair hearings to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, **voted unanimously five (5) to zero (0) to recommend the application for rezoning from Planned Development-Commercial to Single Family-2 on an approximate 1.01-acre tract of land (being Tract 219), Thomas Price HRS, A-466 (Exhibit 'A'), located at 2315 North Robison Road,** to the City Council of Texarkana, Texas; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, the City Council of the City of Texarkana, Texas, does hereby find that rezoning the property from **Planned Development-Commercial to Single Family-2** is in the best interest of the public health, safety, morals and general welfare of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

SECTION 1: That the Zoning Ordinance of the City of Texarkana, Texas, Ordinance No. 127-70, passed and approved on September 14, 1970, be and is hereby further amended to rezone on **an approximate 1.01-acre tract of land (being Tract 219), Thomas Price HRS, A-466 (Exhibit 'A'), located at 2315 North Robison Road**, in the City of Texarkana, Bowie County, Texas, from **Planned Development-Commercial to Single Family-2.**

Attachment: 2022-105 ORD rezoning 2315 N Robison Rd (3805 : 2022-105 ORD Rezoning and Amending PD-79-8 (C) at 2315 N Robison Rd

SECTION 2: It is further provided that in case a section, clause, sentence or part of this ordinance shall be deemed or adjudged by a court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this ordinance.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are specifically repealed to the extent of such conflict.

SECTION 4: This ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **10th day of October, 2022.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY	BOB BRUGGEMAN, MAYOR

2022-00008937 DEED Total Pages: 4

Z-22-11

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Warranty Deed with Vendor's Lien

Date: July 20, 2022 Effective July 20, 2022

Grantor: HARRYMAN FAMILY PARTNERSHIP, LTD

2229774 MJ

Grantor's Mailing Address:

9927 Hazel Shadow
Tomball, Tx 77377
Harris County

Grantee: VERONICA HERNANDEZ

Grantee's Mailing Address:

2132 N. Robison Rd
Texarkana, Texas 75501
Bowie County

Consideration:

Cash and a note of even date executed by Grantee and referred to as the first-lien note and payable to the order of BANCORPSOUTH, A DIVISION OF CADENCE BANK in the principal amount of SIXTY-EIGHT THOUSAND AND NO/100 DOLLARS ($68,000.00). The first-lien note is secured by the first and superior vendor's lien against, and superior title to, the Property retained in this deed in favor of BANCORPSOUTH, A DIVISION OF CADENCE BANK and is also secured by a first-lien deed of trust of even date from Grantee to Charles J. Pignuolo trustee.

Property (including any improvements):

All that certain tract or parcel of land being a part of the THOMAS PRICE HEADRIGHT SURVEY, Abstract No. 466, Bowie County, Texas, the subject tract of land being a part of that called 1.01 acre tract of land as conveyed to Harryman Family Partnership, LTD., by Special Warranty Deed recorded as Instrument No. 2018-00004596 of the Real Property Records of Bowie County, Texas, and the subject tract of land being more particularly described by metes and bounds as follows:

Beginning at a ½" iron pin found for corner at the Southwest corner of said called 1.01 acre tract, the Point of Beginning being located on the North line of a certain 4.137 acre tract of land as

Attachment: 2022-105 EXH 'A' (Legal Description) (3805 : 2022-105 ORD Rezoning and Amending PD-79-8 (C) at 2315 N Robison Rd Commercial

conveyed to the United States Postal Service by Warranty Deed recorded in Volume 1724, Page 180 of the Real Property Records of Bowie County, Texas, and located at the Southeast corner of a certain tract of land as conveyed to Robert Carey Bardwell by Special Warranty Deed recorded in Volume 1653, Page 194 of the Real Property Records of Bowie County, Texas;
THENCE: N 00°14'23" W, 113.88 feet with the West line of said called 1.01 acre tract and the East line of said Bardwell tract to a ½" iron pin found for corner at the Northwest corner of said called 1.01 acre tract and the Northeast corner of said Bardwell tract, said corner also located on the South line of a certain tract of land as conveyed to Sandra jean Moore by Special Warranty Deed recorded in Volume 3634, Page 259 of the Real Property Records of Bowie County, Texas;
THENCE: S 88°13'54" E, 366.43 feet with the North line of said called 1.01 acre tract and the South line of said Moore tract to a ½" iron pin found for corner on the West right-of-way line of a street known as Robison Road;
THENCE: S 00°01'12" E, 114.09 feet with the West right-of-way line of Robison Road to a ½" iron pin found for corner on the South line of said called 1.01 acre tract and at the Northeast corner of said 4.137 acre tract;
THENCE: N 88°11'43" W, 366.01 feet with the South line of said called 1.01 acre tract and the North line of said 4.137 acre tract to the Point of Beginning and containing 0.958 acres of land, more or less.

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

Any claim or right of adjoining property owner to that strip of land lying between the fence and the boundary line of the subject property as shown on survey dated May 24, 2022, prepared by Johnny E. Plunk, Jr., Registered Professional Land Surveyor, Texas No. 5080.

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and Grantee assumes real estate taxes for 2022 and subsequent years, subject to proration for the current year of closing, but not for subsequent assessments for a change in land usage or ownership, or both, by Grantor prior to the date of closing, the payment of which Grantor assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the

Attachment: 2022-105 EXH 'A' (Legal Description) (3805 : 2022-105 ORD Rezoning and Amending PD-79-8 (C) at 2315 N Robison Rd Commercial

Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

BANCORPSOUTH, A DIVISION OF CADENCE BANK at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of BANCORPSOUTH, A DIVISION OF CADENCE BANK are transferred to BANCORPSOUTH, A DIVISION OF CADENCE BANK without recourse against Grantor.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

When the context requires, singular nouns and pronouns include the plural.

HARRYMAN FAMILY PARTNERSHIP, LTD

BY: HARRYMAN MANAGEMENT, LLC, GENERAL PARTNER

BY: MARVIN WAYNE HARRYMAN, Manager

STATE OF TEXAS }

COUNTY OF Harris }

Before me, a Notary Public, on this day personally appeared MARVIN WAYNE HARRYMAN known to me, or proved to me through (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as Manager of HARRYMAN MANAGEMENT, LLC, in its capacity as General Partner of HARRYMAN FAMILY PARTNERSHIP, LTD, for the purposes and consideration therein expressed.

Given under my hand and seal of office this 21st day of July, 2022.

MORGAN E. CHAMBERS NOTARY PUBLIC STATE OF TEXAS EXPIRES JANUARY 19, 2024 NOTARY ID: 130500411

Notary Public, State of Texas
My commission expires: 01/19/2024

PREPARED IN THE OFFICE OF:
LANGDON ✶ DAVIS
Attorneys at Law
625 Sam Houston
New Boston, TX 75570

AFTER RECORDING, RETURN TO:
TWIN CITY TITLE
3310 Arista Blvd
Texarkana, Texas 75503

Attachment: 2022-105 EXH 'A' (Legal Description) (3805 : 2022-105 ORD Rezoning and Amending PD-79-8 (C) at 2315 N Robison Rd Commercial

THE STATE OF TEXAS

COUNTY OF BOWIE

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Bowie County, Texas.

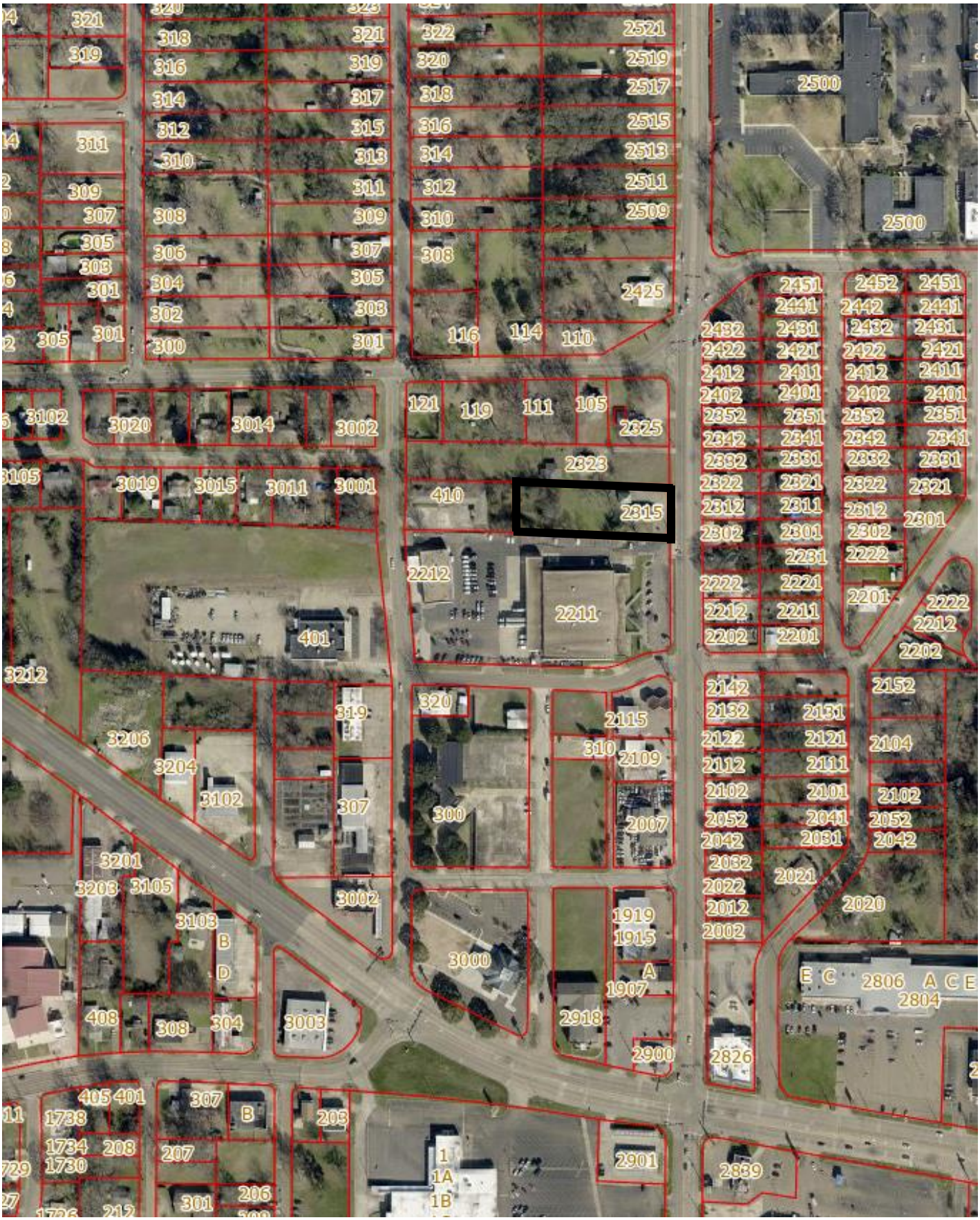
2022-00008937 DEED
07/25/2022 04:09:26 PM Total Fees: $34.00

Tina Petty, County Clerk
Bowie County, Texas

2315 N Robison Road

Attachment: 2022-105 ATTH 01 (Maps) (3805 : 2022-105 ORD Rezoning and Amending PD-79-8 (C) at 2315 N Robison Rd Commercial to SF-2)

2315 N Robison Road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City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

Perspectives	Goals
Serve the Community	☐ Promote an Environmentally Sensitive & Livable Community ☐ Provide a Safe Community ☑ Deliver Quality Services ☐ Foster a Healthy Community
Run the Operations	☐ Enhance Community Preparedness & Responsiveness ☐ Maximize Partnership Opportunities ☐ Provide Courteous & Responsive Customer Service ☐ Model a Positive City Image ☑ Deliver Efficient Services ☐ Cultivate Community Involvement & Access
Manage the Resources	☐ Maintain Fiscal Strength ☐ Maximize Utilization & Resources ☐ Invest in Infrastructure & Transportation
Develop Personnel	☐ Develop a Skilled & Diverse Workforce ☐ Create a Positive & Rewarding Work Culture

Perspectives and Goals Additional Comments:

None

Resource Impact:

Staff time required if item is approved:	No Additional

Other Potential Impacts:

None

Public Information Plan:

☑	Newspaper Notice (Required by Statute)	☑	Public Hearing (Required by Statute)
☐	Public Forum/Input Session	☐	Press Release
☐	E-News Distribution	☐	Website Notice
☐	Social Media (Twitter, Facebook, etc.)	☐	Special Mailing
☐	Flyers Posted	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☐	None Required	☐	

Other:

Attachment: 2022-105 Goals & Perspectives (3805 : 2022-105 ORD Rezoning and Amending PD-79-8 (C) at 2315 N Robison Rd Commercial to

City of Texarkana, Texas

Version:

Briefing Sheet

Update Date: 9/23/2022 8:55 AM

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Administrative Coordinator

Subject: Ordinance No. 2022-106 granting a Specific Use Permit to allow permanent cosmetic procedures/tattooing on Lots 2 and 3, Block 5, Richmond Development Fourth Subdivision located at 4401 Corporate Drive. Timothy Reynolds, Domination Properties, owner, and Tammy Wroten, agent.

Briefing: 9/26/2022 **Public Hearing:** 10/10/2022 **Council Vote:** 10/10/2022

Item Schedule
Schedule 2: Brief once - vote once (two weeks)

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Timothy Reynolds, Domination Properties, owner, and Tammy Wroten, agent, for a Specific Use Permit to allow one additional use of permanent cosmetic procedures/tattooing on Lots 2 and 3, Block 5, Richmond Development Fourth Subdivision, located at 4401 Corporate Drive. This location is currently Healthcare Express Dermatology and Age Management.

The adjacent zoning is Planned Development-General Retail to the north, south, east, and west. The adjacent land usage is businesses to the north, south, and east, and vacant land to the west.

A Specific Use Permit is required to allow the one additional use of a permanent cosmetic procedures/tattooing in this zoning district. The application of permanent cosmetics is also considered a tattoo as well as any inked body art. The State of Texas will regulate this business as to licensing and other health related issues. This request meets all city requirements to allow the one additional use of a tattoo studio on this property. It appears that there is adequate parking for this business.

Staff recommends for approval of this request with the following stipulations:

1. That the owner/or any employee performing the application of tattooing procedures be currently licensed by the State and meet all Federal, State and City licensing laws and health regulations. (A copy of the current license must be provided to the City prior to the opening of the business).
2. That if this use ever ceases at this location, the City may revoke the

Specific Use Permit that allows a tattoo studio.

3. That the sale of tobacco products or drug paraphernalia is prohibited.
4. That the hours of operation be specified.
5. That any remodeling of the current building must meet all city codes and requires licensed contractors.
6. That no painting of the windows or the building with advertisement or graphic art.
7. That if any complaints concerning minors or any violations of the regulations listed above occur, the City has the right to revoke the Specific Use Permit.

The applicant should also be aware that if this zoning change is approved, all other applicable city code/ordinance requirements must be met including but not limited to building codes, setbacks, subdivision, fire, parking, drainage, water and sewer prior to the issuance of building permits.

All notifications and application requirements have been met to consider this request.

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of this request with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

The Planning and Zoning Commission unanimously recommend for approval of this request with stipulations.

Advisory Board/Committee Meeting Date and Minutes:

September 6, 2022

Attachments

a. 2022-106 ORD granting SUP for tattooing at 4401 Corporate Dr (DOCX)
b. 2022-106 ATTH 01 (Maps) (PDF)
c. 2022-106 Goals & Perspectives (DOCX)

Staff Coordination

City of Texarkana, Texas

Building Code Administration	Mashell Daniel	Reviewer	Completed	09/19/2022 11:00 AM
City Manager	David Orr	Reviewer	Completed	09/22/2022 2:47 PM
City Council	Vicky Coopwood	Meeting	Pending	09/26/2022 6:00 PM

Meeting History

S-760

ORDINANCE NO. 2022-106

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE ZONING MAP SHOWING THE LOCATION, BOUNDARY, AND USE OF CERTAIN PROPERTY BY THE GRANTING OF SPECIFIC USE PERMIT NO. S-760 TO ALLOW THE LOCATION OF A PERMANENT COSMETICS/TATTOO STUDIO IN A TENANT SPACE ON LOTS 2 AND 3, BLOCK 5, RICHMOND DEVELOPMENT FOURTH SUBDIVISION, LOCATED AT 4401 CORPORATE DRIVE, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS; CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed with the City of Texarkana, Texas, requesting an amendment to the Zoning Ordinance to grant a **Specific Use Permit** to allow the location of a **permanent cosmetics/tattoo studio in a tenant space on Lots 2 and 3, Block 5, Richmond Development Fourth Subdivision, located at 4401 Corporate Drive**, in the City of Texarkana, Bowie County, Texas; and

WHEREAS, the Planning and Zoning Commission of the City of Texarkana, Texas, and the City Council of the City of Texarkana, Texas, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, have given the requisite notices by publication and otherwise, and have afforded and held full and fair hearings to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, voted **unanimously five (5) to zero (0) to recommend** to the City Council of Texarkana, Texas, that a **Specific Use Permit be granted to allow the location of a permanent cosmetics/tattoo studio** on said property; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, the City Council of the City of Texarkana, Texas, does hereby find that granting the **Specific Use Permit** is in the best interest of the public health, safety, morals and general welfare of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

SECTION 1: That the Zoning Ordinance of the City of Texarkana, Texas, Ordinance No. 127-70, passed and approved on September 14, 1970, be further amended to grant **Specific Use Permit Numbered S-760** for the location of a **permanent cosmetics/tattoo studio in a tenant space on Lots 2 and 3, Block 5, Richmond Development Fourth Subdivision, located at 4401 Corporate Drive**, in the City of Texarkana, Bowie County, Texas.

Attachment: 2022-106 ORD granting SUP for tattooing at 4401 Corporate Dr (3806 : 2022-106 ORD granting SUP permanent cosmetic

SECTION 2: That the following stipulations are hereby imposed and made a part of this ordinance:

1. That the owner/or any employee performing the application of tattooing procedures be currently licensed by the state and meet all federal, state and city licensing laws and health regulations. (A copy of the current license must be provided to the City prior to the opening of the business).
2. That if any complaints concerning minors or any violations of the regulations listed above occur, the City has the right to revoke the Specific Use Permit.
3. That if this use ever ceases at this location, the City may revoke the Specific Use Permit that allows a tattoo studio.
4. That the sale of tobacco products or drug paraphernalia is prohibited.
5. That the days and hours of operation will be Monday – Friday from 8:00 a.m. to 5:00 p.m.
6. That any remodeling of the current building must meet all city codes and requires licensed contractors.
7. That no painting is allowed of the windows or the building with advertisement or graphic art.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are specifically repealed to the extent of such conflict.

SECTION 4: It is further provided that in case a section, clause, sentence or part of this ordinance shall be deemed or adjudged by a court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this ordinance.

SECTION 5: That this ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **10th day of October, 2022.**

ATTEST:

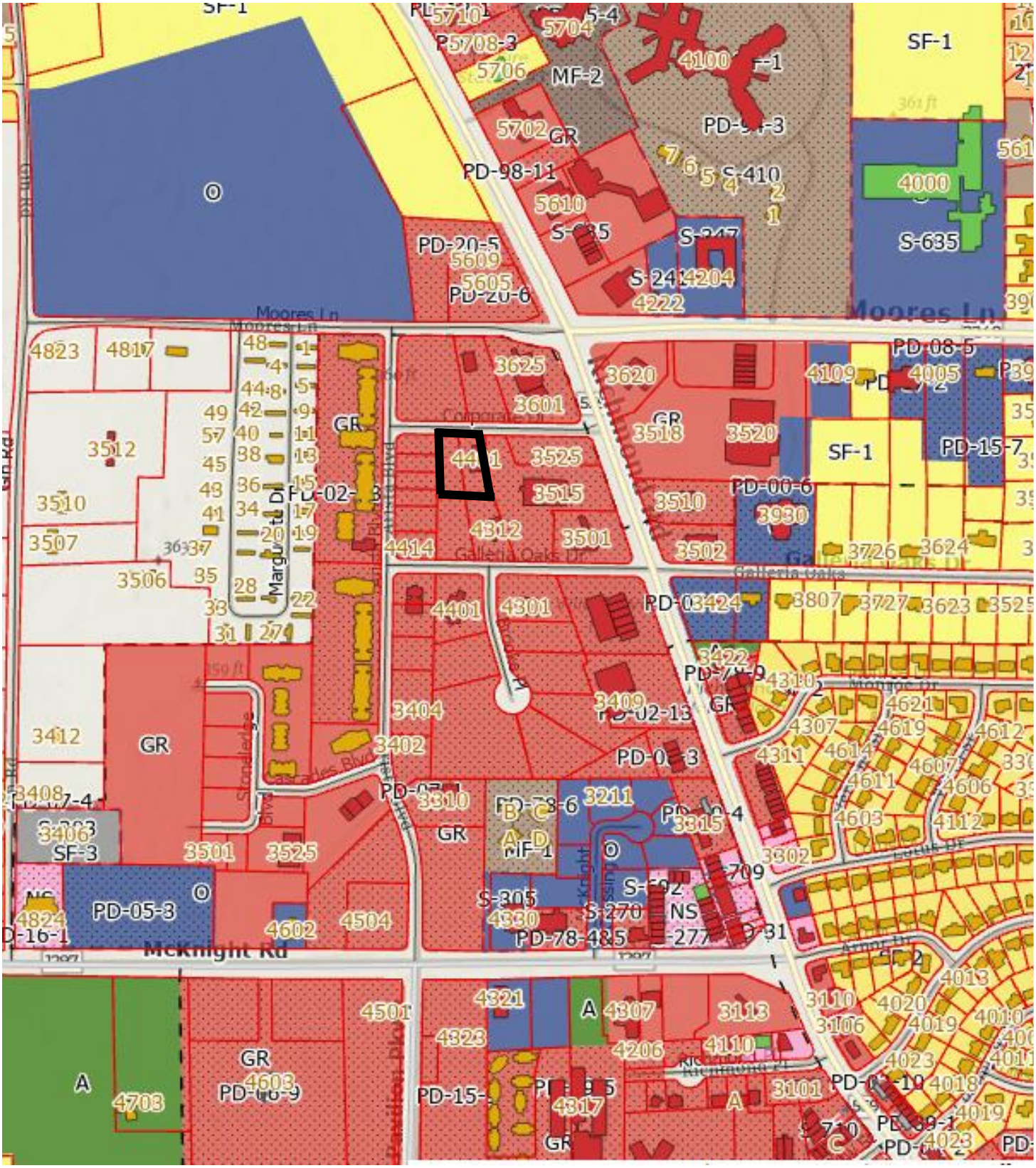
_____ _____

JENNIFER EVANS, CITY SECRETARY BOB BRUGGEMAN, MAYOR

Attachment: 2022-106 ORD granting SUP for tattooing at 4401 Corporate Dr (3806 : 2022-106 ORD granting SUP permanent cosmetic

S-760

4401 Corporate Drive



Attachment: 2022-106 ATTH 01 (Maps) (3806 : 2022-106 ORD granting SUP permanent cosmetic precedures/tattooing at 4401 Corporate Dr)

4401 Corporate Drive

Attachment: 2022-106 ATTH 01 (Maps) (3806 : 2022-106 ORD granting SUP permanent cosmetic precedures/tattooing at 4401 Corporate Dr)

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

Perspectives	Goals
Serve the Community	☐ Promote an Environmentally Sensitive & Livable Community ☐ Provide a Safe Community ☑ Deliver Quality Services ☐ Foster a Healthy Community
Run the Operations	☐ Enhance Community Preparedness & Responsiveness ☐ Maximize Partnership Opportunities ☐ Provide Courteous & Responsive Customer Service ☐ Model a Positive City Image ☑ Deliver Efficient Services ☐ Cultivate Community Involvement & Access
Manage the Resources	☐ Maintain Fiscal Strength ☐ Maximize Utilization & Resources ☐ Invest in Infrastructure & Transportation
Develop Personnel	☐ Develop a Skilled & Diverse Workforce ☐ Create a Positive & Rewarding Work Culture

Perspectives and Goals Additional Comments:

None

Resource Impact:

Staff time required if item is approved:	No Additional

Other Potential Impacts:

None

Public Information Plan:

☐	Newspaper Notice (Required by Statute)	☑	Public Hearing (Required by Statute)
☐	Public Forum/Input Session	☐	Press Release
☐	E-News Distribution	☐	Website Notice
☐	Social Media (Twitter, Facebook, etc.)	☐	Special Mailing
☐	Flyers Posted	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☐	None Required	☐	

Other:

Attachment: 2022-106 Goals & Perspectives (3806 : 2022-106 ORD granting SUP permanent cosmetic precedures/tattooing at 4401 Corporate

City of Texarkana, Texas

Briefing Sheet

Version:
Update Date: 9/19/2022 12:20 PM

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Administrative Coordinator

Subject: Ordinance No. 2022-107 rezoning the west 1/2 of Lot 19, Block 4, Red Cut Heights, located at 2503 Sugden from Single Family-2 to Single Family-3. Charles Antwine, owner.

Briefing: 9/26/2022 **Public Hearing:** 10/10/2022 **Council Vote:** 10/10/2022

Item Schedule
Schedule 2: Brief once - vote once (two weeks)

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Charles Antwine, owner, to rezone the west ½ of Lot 19, Block 4, Red Cut Heights, located at 2503 Sugden Street from Single Family-2 to Single Family-3. The property is currently vacant land. The proposed use is a HUD code manufactured home.

The adjacent zoning is Single Family-2 to the north, south, east, and west. The adjacent land use is vacant land to the north, south, and east, and a residence to the west.

The City's Zoning Ordinance was amended to comply with the state law in 2002, requiring that all manufactured housing be HUD code building standard. This amendment also stipulated that all HUD code manufactured homes inside the city limits be placed in the Single Family-3 (SF-3) zoning district along with the approval of a Specific Use Permit.

There are other lots in this area that are zoned SF-3 with Specific Use Permits. HUD code manufactured housing looks like some of the existing frame pier and beam houses in the area. This type housing could also be a revitalization housing alternative to traditional site-built homes. Therefore, staff recommends for approval of this request.

The applicant should also be aware that if this zoning change is approved, all other applicable city code/ordinance requirements must be met including but not limited to building codes, setbacks, subdivision, fire, parking, drainage, water and sewer prior to the issuance of building permits.

All notification and application requirements have been met to consider this request.

Potential Options:

Approve or deny

Fiscal Implications:

City of Texarkana, Texas

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

The Planning and Zoning Commission unanimously recommend for approval of this request.

Advisory Board/Committee Meeting Date and Minutes:

September 6, 2022

Attachments

a. 2022-107 ORD rezoning at 2503 Sugden W half Lot 19 (DOCX)
b. 2022-107 ATTH 01 (Maps) (PDF)
c. 2022-107 Goals & Perspectives (DOCX)

Staff Coordination

Building Code Administration	Mashell Daniel	Reviewer	Completed	09/19/2022 11:00 AM
City Manager	David Orr	Reviewer	Completed	09/22/2022 2:47 PM
City Council	Vicky Coopwood	Meeting	Pending	09/26/2022 6:00 PM

Meeting History

Z-22-12

ORDINANCE NO. 2022-107

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF TEXARKANA, TEXAS, BY REZONING THE WEST ½ OF LOT 19, BLOCK 4, RED CUT HEIGHTS, LOCATED AT 2503 SUGDEN STREET, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, FROM SINGLE FAMILY-2 TO SINGLE FAMILY-3; CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed requesting an amendment to the Zoning Ordinance of the City of Texarkana, Texas, to rezone the **West ½ of Lot 19, Block 4, Red Cut Heights, located at 2503 Sugden Street** in the City of Texarkana, Bowie County, Texas, from **Single Family-2 to Single Family-3;** and

WHEREAS, the Planning and Zoning Commission of the City of Texarkana, Texas, and the City Council of the City of Texarkana, Texas, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, have given the requisite notices by publication and otherwise, and have afforded and held full and fair hearings to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, **voted unanimously five (5) to zero (0) to recommend the application for rezoning from Single Family-2 to Single Family-3 on the West ½ of Lot 19, Block 4, Red Cut Heights, located at 2503 Sugden Street** to the City Council of Texarkana, Texas; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, the City Council of the City of Texarkana, Texas, does hereby find that rezoning the property from **Single Family-2 to Single Family-3** is in the best interest of the public health, safety, morals and general welfare of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

SECTION 1: That the Zoning Ordinance of the City of Texarkana, Texas, Ordinance No. 127-70, passed and approved on September 14, 1970, be and is hereby further amended to rezone the **West ½ of Lot 19, Block 4, Red Cut Heights, located at 2503 Sugden Street** in the City of Texarkana, Bowie County, Texas, from **Single Family-2 to Single Family-3.**

Attachment: 2022-107 ORD rezoning at 2503 Sugden W half Lot 19 (3807 : 2022-107 ORD rezoning from SF-2 to SF-3 at 2503 Sugden w1/2 Lot

SECTION 2: It is further provided that in case a section, clause, sentence or part of this ordinance shall be deemed or adjudged by a court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this ordinance.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are specifically repealed to the extent of such conflict.

SECTION 4: That this ordinance shall be in full force and effect from and after its passage and approval.

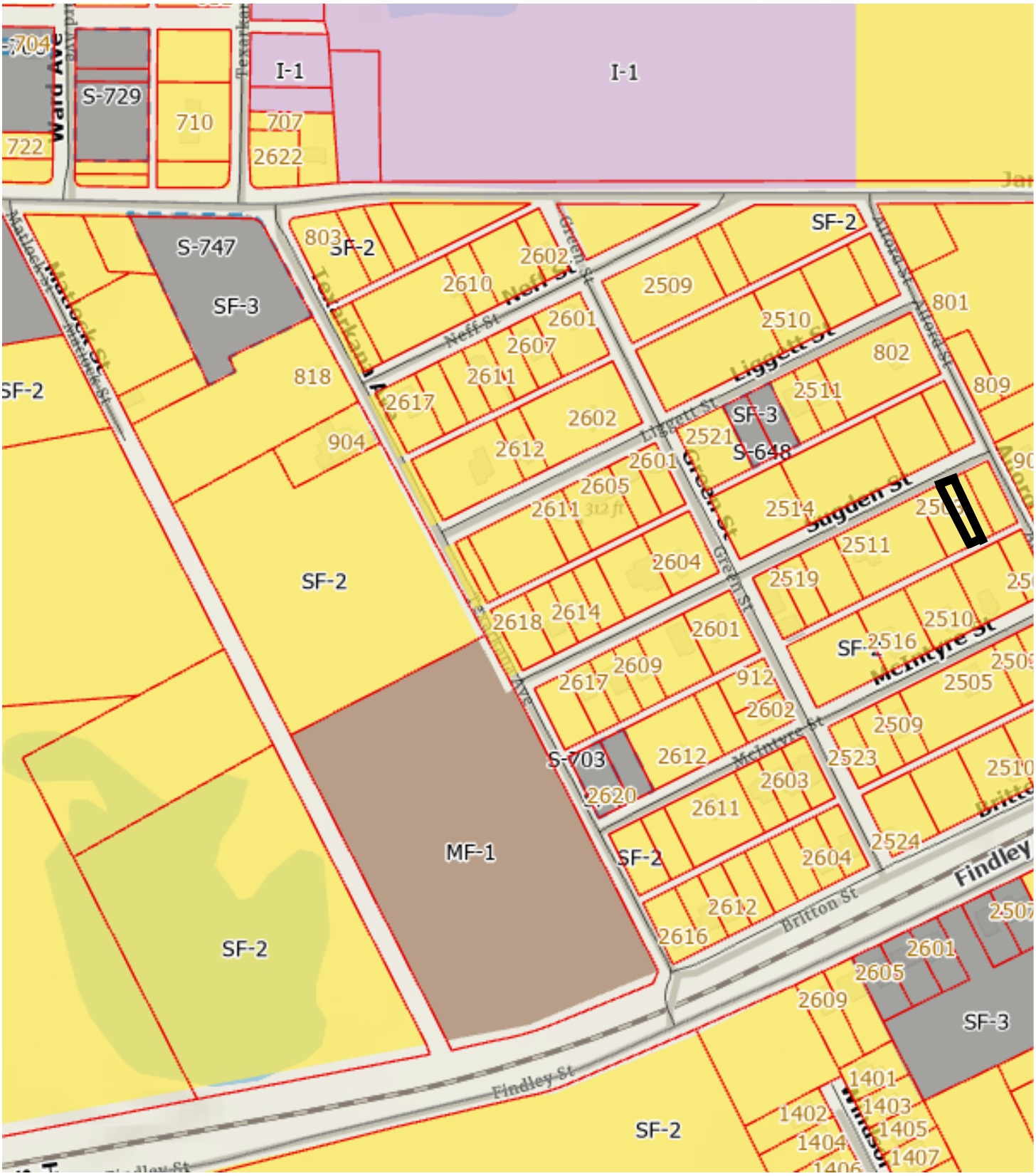
PASSED AND APPROVED in Regular Council Session on this the **10th day of October, 2022.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY	BOB BRUGGEMAN, MAYOR

Attachment: 2022-107 ORD rezoning at 2503 Sugden W half Lot 19 (3807 : 2022-107 ORD rezoning from SF-2 to SF-3 at 2503 Sugden w1/2 Lot

2503 Sugden Street



Attachment: 2022-107 ATTH 01 (Maps) (3807 : 2022-107 ORD rezoning from SF-2 to SF-3 at 2503 Sugden w1/2 Lot 19)

2503 Sugden Street

Attachment: 2022-107 ATTH 01 (Maps) (3807 : 2022-107 ORD rezoning from SF-2 to SF-3 at 2503 Sugden w1/2 Lot 19)

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

Perspectives	Goals
Serve the Community	☐ Promote an Environmentally Sensitive & Livable Community ☐ Provide a Safe Community ☐ Deliver Quality Services ☐ Foster a Healthy Community
Run the Operations	☐ Enhance Community Preparedness & Responsiveness ☐ Maximize Partnership Opportunities ☐ Provide Courteous & Responsive Customer Service ☐ Model a Positive City Image ☐ Deliver Efficient Services ☐ Cultivate Community Involvement & Access
Manage the Resources	☐ Maintain Fiscal Strength ☐ Maximize Utilization & Resources ☐ Invest in Infrastructure & Transportation
Develop Personnel	☐ Develop a Skilled & Diverse Workforce ☐ Create a Positive & Rewarding Work Culture

Perspectives and Goals Additional Comments:

Resource Impact:

Staff time required if item is approved:	No Additional

Other Potential Impacts:

Public Information Plan:

☐	Newspaper Notice (Required by Statute)	☐	Public Hearing (Required by Statute)
☐	Public Forum/Input Session	☐	Press Release
☐	E-News Distribution	☐	Website Notice
☐	Social Media (Twitter, Facebook, etc.)	☐	Special Mailing
☐	Flyers Posted	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☐	None Required	☐	

Other:

Attachment: 2022-107 Goals & Perspectives (3807 : 2022-107 ORD rezoning from SF-2 to SF-3 at 2503 Sugden w1/2 Lot 19)

City of Texarkana, Texas

Briefing Sheet

Version:
Update Date: 9/19/2022 12:20 PM

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Administrative Coordinator

Subject: Ordinance No. 2022-108 granting a Specific Use Permit to allow a HUD code manufactured home on the west 1/2 of Lot 19, Block 4, Red Cut Heights, located at 2503 Sugden. Charles Antwine, owner.

Briefing: 9/26/2022 **Public Hearing:** 10/10/2022 **Council Vote:** 10/10/2022

Item Schedule
Schedule 2: Brief once - vote once (two weeks)

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Charles Antwine, owner, for a Specific Use Permit to allow the location of a single/double wide HUD code manufactured home on the west ½ of Lot 19, Block 4, Red Cut Heights, located at 2503 Sugden Street. This is currently vacant land.

The adjacent zoning is Single Family-2 to the north, south, east, and west. The adjacent land use is vacant land to the north, south, and east, and a residence to the west.

The Future Land Use Map designates this property as “Industrial”.

The City’s Zoning Ordinance was amended to comply with the state law in 2002, requiring that all manufactured housing be HUD code building standard. This amendment also stipulated that all HUD code manufactured homes inside the city limits be placed in the Single Family-3 zoning district along with the approval of a Specific Use Permit.

Staff recommends for approval of this request with the following stipulations:

1. That one 2016 or newer single/double wide HUD code manufactured home be allowed on this property.
2. That the single/double wide HUD code manufactured home be tied down/skirted/underpinned.
3. That the single/double wide HUD code manufactured home be used for dwelling purposes only, human occupancy only.
4. That the Specific Use Permit be in effect for a period of three (3) years, beginning at the date of this Ordinance. It is the owner’s responsibility to renew this permit.
5. That if the HUD code manufactured home is not placed on the property within the three (3) year period, the Specific Use Permit will automatically be revoked.

6. That all driveways, parking, building codes/setbacks, engineered foundation, platting and flood plain requirements must be in accordance with the City of Texarkana, Texas codes.

All notification and application requirements have been met to consider this request.

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of this request with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

The Planning and Zoning Commission unanimously recommend for approval of this request with stipulations.

Advisory Board/Committee Meeting Date and Minutes:

September 6, 2022

Attachments

a. 2022-108 ORD granting SUP at 2503 Sugden w half Lot 19 (DOCX)
b. 2022-108 ATTH 01 (Maps) (PDF)
c. 2022-108 Goals & Perspectives (DOCX)

Staff Coordination

Building Code Administration	Mashell Daniel	Reviewer	Completed	09/19/2022 11:01 AM
City Manager	David Orr	Reviewer	Completed	09/22/2022 2:47 PM
City Council	Vicky Coopwood	Meeting	Pending	09/26/2022 6:00 PM

Meeting History

S-761

ORDINANCE NO. 2022-108

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE ZONING MAP SHOWING THE LOCATION, BOUNDARY AND USE OF CERTAIN PROPERTY BY THE GRANTING OF SPECIFIC USE PERMIT NO. S-761 TO ALLOW THE LOCATION OF A HUD CODE MANUFACTURED HOME ON THE WEST ½ OF LOT 19, BLOCK 4, RED CUT HEIGHTS, LOCATED AT 2503 SUGDEN STREET, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS; CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed with the City of Texarkana, Texas, requesting an amendment to the Zoning Ordinance to grant a **Specific Use Permit** to allow the location of a HUD code manufactured home on **the West ½ of Lot 19, Block 4, Red Cut Heights, located at 2503 Sugden Street**, in the City of Texarkana, Bowie County, Texas; and

WHEREAS, the Planning and Zoning Commission of the City of Texarkana, Texas, and the City Council of the City of Texarkana, Texas, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, have given the requisite notices by publication and otherwise, and have afforded and held full and fair hearings to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, voted **unanimously five (5) to zero (0) to recommend** to the City Council of Texarkana, Texas, that a **Specific Use Permit be granted to allow the location of a HUD code manufactured home** on said property; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, the City Council of the City of Texarkana, Texas, does hereby find that granting the **Specific Use Permit** is in the best interest of the public health, safety, morals and general welfare of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

SECTION 1: That the Zoning Ordinance of the City of Texarkana, Texas, Ordinance No. 127-70, passed and approved on September 14, 1970, be further amended to grant **Specific Use Permit Numbered S-761 for the location of a HUD code manufactured home on the West ½ of Lot 19, Block 4, Red Cut Heights, located at 2503 Sugden Street,** in the City of Texarkana, Bowie County, Texas.

Attachment: 2022-108 ORD granting SUP at 2503 Sugden w half Lot 19 (3808 : 2022-108 ORD granting SUP to allow HUD code mnfctrd home at

SECTION 2: The following stipulations are hereby imposed and made a part of this ordinance:

1. That one 2016 or newer HUD code manufactured home be allowed on this property.
2. That the HUD code manufactured home be tied down/skirted/underpinned.
3. That the HUD code manufactured home be used for dwelling purposes only, human occupancy only.
4. That the Specific Use Permit be in effect for a period of three (3) years, beginning at the date of this ordinance. It is the owner's responsibility to renew this permit.
5. That if the HUD code manufactured home is not placed on the property within the three (3) year period, the Specific Use Permit will automatically be revoked.
6. That all driveways, parking, building codes/setbacks, engineered foundation, platting and flood plain requirements must be in accordance with the City of Texarkana, Texas codes.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are specifically repealed to the extent of such conflict.

SECTION 4: It is further provided that in case a section, clause, sentence or part of this ordinance shall be deemed or adjudged by a court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this ordinance.

SECTION 5: This ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **10th day of October, 2022.**

ATTEST:

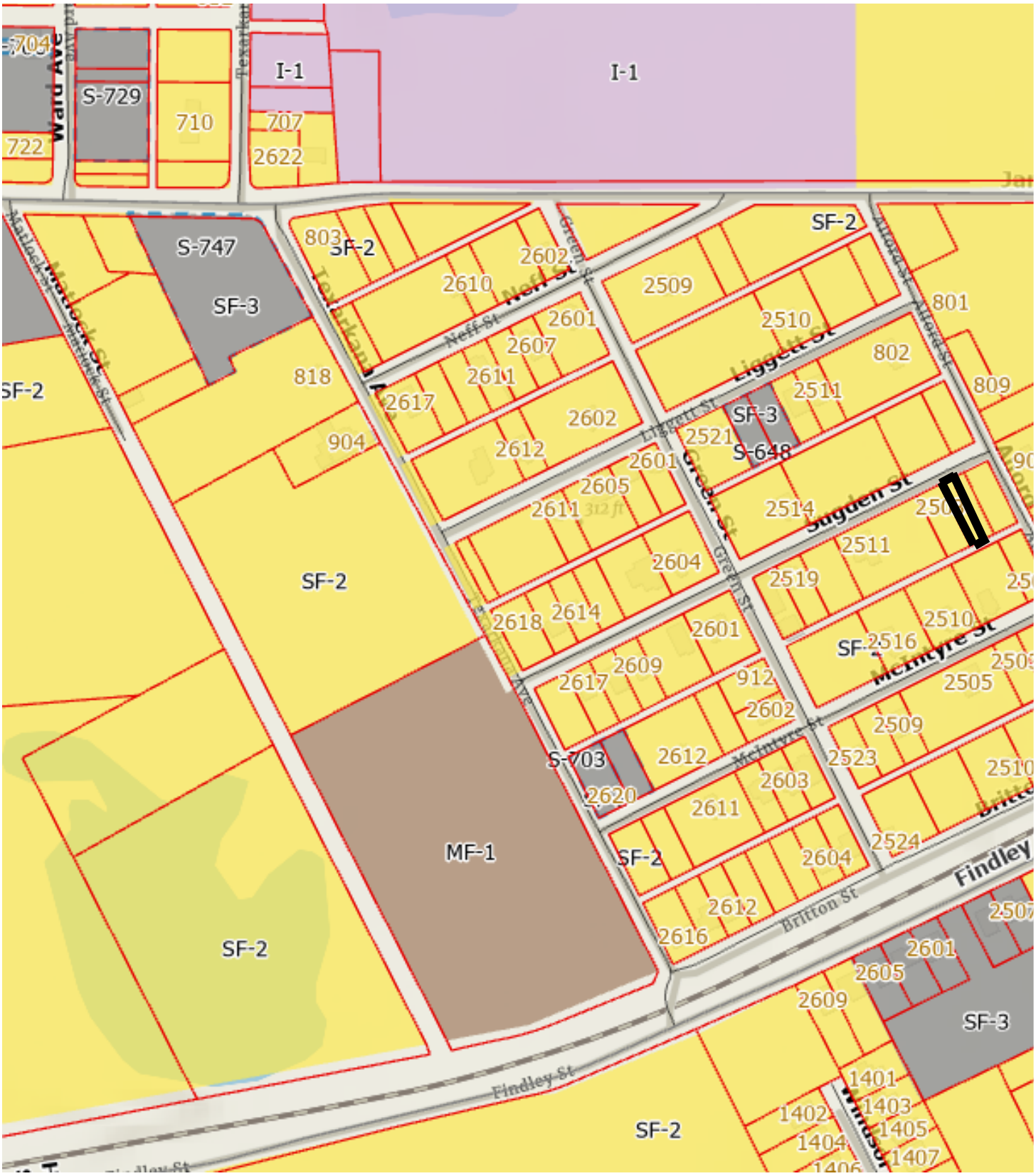
_____ _____

JENNIFER EVANS, CITY SECRETARY BOB BRUGGEMAN, MAYOR

Attachment: 2022-108 ORD granting SUP at 2503 Sugden w half Lot 19 (3808 : 2022-108 ORD granting SUP to allow HUD code mnfctrd home at

S-761

2503 Sugden Street



Attachment: 2022-108 ATTH 01 (Maps) (3808 : 2022-108 ORD granting SUP to allow HUD code mnfctrd home at 2503 Sugden w1/2 lot 19)

2503 Sugden Street

Attachment: 2022-108 ATTH 01 (Maps) (3808 : 2022-108 ORD granting SUP to allow HUD code mnfctrd home at 2503 Sugden w1/2 lot 19)

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

Perspectives	Goals
Serve the Community	☐ Promote an Environmentally Sensitive & Livable Community ☐ Provide a Safe Community ☑ Deliver Quality Services ☐ Foster a Healthy Community
Run the Operations	☐ Enhance Community Preparedness & Responsiveness ☐ Maximize Partnership Opportunities ☐ Provide Courteous & Responsive Customer Service ☐ Model a Positive City Image ☑ Deliver Efficient Services ☐ Cultivate Community Involvement & Access
Manage the Resources	☐ Maintain Fiscal Strength ☐ Maximize Utilization & Resources ☐ Invest in Infrastructure & Transportation
Develop Personnel	☐ Develop a Skilled & Diverse Workforce ☐ Create a Positive & Rewarding Work Culture

Perspectives and Goals Additional Comments:

None

Resource Impact:

Staff time required if item is approved:	No Additional

Other Potential Impacts:

None

Public Information Plan:

☑	Newspaper Notice (Required by Statute)	☑	Public Hearing (Required by Statute)
☐	Public Forum/Input Session	☐	Press Release
☐	E-News Distribution	☐	Website Notice
☐	Social Media (Twitter, Facebook, etc.)	☐	Special Mailing
☐	Flyers Posted	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☐	None Required	☐	

Other:

Attachment: 2022-108 Goals & Perspectives (3808 : 2022-108 ORD granting SUP to allow HUD code mnfctrd home at 2503 Sugden w1/2 lot 19)

City of Texarkana, Texas

Briefing Sheet

Version:
Update Date: 9/19/2022 12:21 PM

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Administrative Coordinator

Subject: Ordinance No. 2022-109 rezoning Lot 18, Block 4, Red Cut Heights, located at 2503 Sugden from Single Family-2 to Single Family-3. Mary Antwine, owner, and Termaine Richardson, agent.

Briefing: 9/26/2022 **Public Hearing:** 10/10/2022 **Council Vote:** 10/10/2022

Item Schedule
Schedule 2: Brief once - vote once (two weeks)

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Mary Antwine, owner, and Termaine Richardson to rezone Lot 18, Block 4, Red Cut Heights, located at 2503 Sugden Street from Single Family-2 to Single Family-3. The property is currently vacant land. The proposed use is a single/double wide HUD code manufactured home.

The adjacent zoning is Single Family-2 to the north, south, east, and west. The adjacent land use is vacant land to the north, south, and east, and a residence to the west.

The City's Zoning Ordinance was amended to comply with the state law in 2002, requiring that all manufactured housing be HUD code building standard. This amendment also stipulated that all HUD code manufactured homes inside the city limits be placed in the Single Family-3 (SF-3) zoning district along with the approval of a Specific Use Permit.

There are other lots in this area that are zoned SF-3 with Specific Use Permits. HUD code single/double wide manufactured housing looks like some of the existing frame pier and beam houses in the area. This type housing could also be a revitalization housing alternative to traditional site-built homes. Therefore, staff recommends for approval of this request.

The applicant should also be aware that if this zoning change is approved, all other applicable city code/ordinance requirements must be met including but not limited to building codes, setbacks, subdivision, fire, parking, drainage, water and sewer prior to the issuance of building permits.

All notification and application requirements have been met to consider this request.

Potential Options:

Approve or deny

City of Texarkana, Texas

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

The Planning and Zoning Commission unanimously recommend for approval of this request.

Advisory Board/Committee Meeting Date and Minutes:

September 6, 2022

Attachments

a. 2022-109 ORD rezoning at 2503 Sugden Lot 18 (DOCX)
b. 2022-109 ATTH 01 (Maps) (PDF)
c. 2022-109 Goals & Perspectives (DOCX)

Staff Coordination

Building Code Administration	Mashell Daniel	Reviewer	Completed	09/19/2022 11:01 AM
City Manager	David Orr	Reviewer	Completed	09/22/2022 2:47 PM
City Council	Vicky Coopwood	Meeting	Pending	09/26/2022 6:00 PM

Meeting History

Z-22-13

ORDINANCE NO. 2022-109

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF TEXARKANA, TEXAS, BY REZONING LOT 18, BLOCK 4, RED CUT HEIGHTS, LOCATED AT 2503 SUGDEN STREET, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, FROM SINGLE FAMILY-2 TO SINGLE FAMILY-3; CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed requesting an amendment to the Zoning Ordinance of the City of Texarkana, Texas, to rezone **Lot 18, Block 4, Red Cut Heights, located at 2503 Sugden Street** in the City of Texarkana, Bowie County, Texas, from **Single Family-2 to Single Family-3;** and

WHEREAS, the Planning and Zoning Commission of the City of Texarkana, Texas, and the City Council of the City of Texarkana, Texas, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, have given the requisite notices by publication and otherwise, and have afforded and held full and fair hearings to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, **voted unanimously five (5) to zero (0) to recommend the application for rezoning from Single Family-2 to Single Family-3 on Lot 18, Block 4, Red Cut Heights, located at 2503 Sugden Street** to the City Council of Texarkana, Texas; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, the City Council of the City of Texarkana, Texas, does hereby find that rezoning the property from **Single Family-2 to Single Family-3** is in the best interest of the public health, safety, morals and general welfare of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

SECTION 1: That the Zoning Ordinance of the City of Texarkana, Texas, Ordinance No. 127-70, passed and approved on September 14, 1970, be and is hereby further amended to rezone **Lot 18, Block 4, Red Cut Heights, located at 2503 Sugden Street** in the City of Texarkana, Bowie County, Texas, from **Single Family-2 to Single Family-3.**

Attachment: 2022-109 ORD rezoning at 2503 Sugden Lot 18 (3809 : 2022-109 ORD rezoning from SF-2 to SF-3 at 2503 Sugden Lot 18)

SECTION 2: It is further provided that in case a section, clause, sentence or part of this ordinance shall be deemed or adjudged by a court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this ordinance.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are specifically repealed to the extent of such conflict.

SECTION 4: That this ordinance shall be in full force and effect from and after its passage and approval.

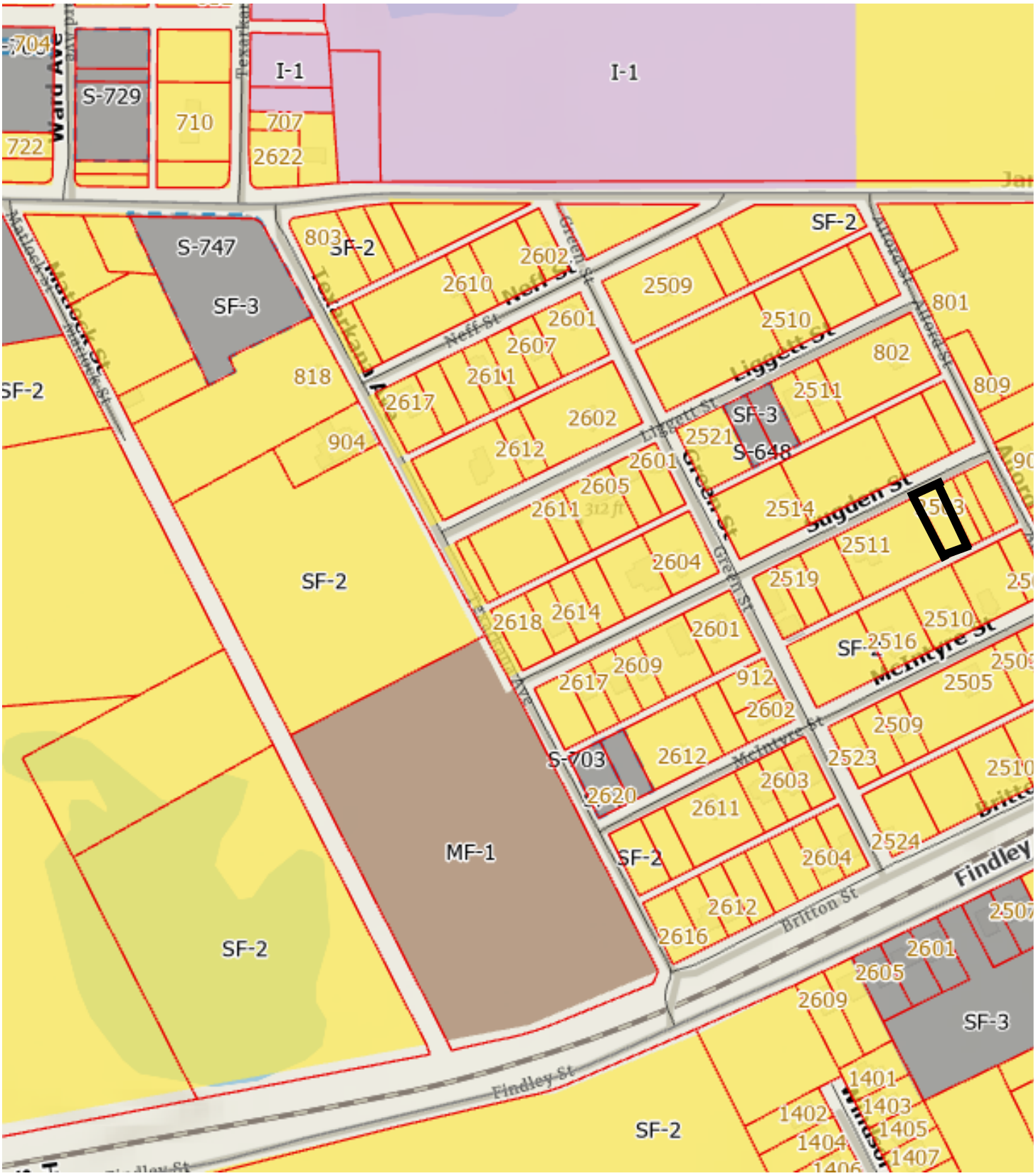
PASSED AND APPROVED in Regular Council Session on this the **10th day of October, 2022.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY	BOB BRUGGEMAN, MAYOR

Attachment: 2022-109 ORD rezoning at 2503 Sugden Lot 18 (3809 : 2022-109 ORD rezoning from SF-2 to SF-3 at 2503 Sugden Lot 18)

2503 Sugden Street



Attachment: 2022-109 ATTH 01 (Maps) (3809 : 2022-109 ORD rezoning from SF-2 to SF-3 at 2503 Sugden Lot 18)

2503 Sugden Street

Attachment: 2022-109 ATTH 01 (Maps) (3809 : 2022-109 ORD rezoning from SF-2 to SF-3 at 2503 Sugden Lot 18)

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

Perspectives	Goals
Serve the Community	☐ Promote an Environmentally Sensitive & Livable Community ☐ Provide a Safe Community ☑ Deliver Quality Services ☐ Foster a Healthy Community
Run the Operations	☐ Enhance Community Preparedness & Responsiveness ☐ Maximize Partnership Opportunities ☐ Provide Courteous & Responsive Customer Service ☐ Model a Positive City Image ☑ Deliver Efficient Services ☐ Cultivate Community Involvement & Access
Manage the Resources	☐ Maintain Fiscal Strength ☐ Maximize Utilization & Resources ☐ Invest in Infrastructure & Transportation
Develop Personnel	☐ Develop a Skilled & Diverse Workforce ☐ Create a Positive & Rewarding Work Culture

Perspectives and Goals Additional Comments:

None

Resource Impact:

Staff time required if item is approved:	No Additional

Other Potential Impacts:

None

Public Information Plan:

☑	Newspaper Notice (Required by Statute)	☑	Public Hearing (Required by Statute)
☐	Public Forum/Input Session	☐	Press Release
☐	E-News Distribution	☐	Website Notice
☐	Social Media (Twitter, Facebook, etc.)	☐	Special Mailing
☐	Flyers Posted	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☐	None Required	☐	

Other:

Attachment: 2022-109 Goals & Perspectives (3809 : 2022-109 ORD rezoning from SF-2 to SF-3 at 2503 Sugden Lot 18)

City of Texarkana, Texas

Briefing Sheet

Version:
Update Date: 9/16/2022 11:00 AM

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Administrative Coordinator

Subject: Ordinance No. 2022-110 granting a Specific Use Permit to allow a HUD code manufactured home on Lot 18, Block 4, Red Cut Heights, located at 2503 Sugden. Mary Antwine, owner, and Termaine Richardson, agent.

Briefing: 9/26/2022 **Public Hearing:** 10/10/2022 **Council Vote:** 10/10/2022

Item Schedule
Schedule 2: Brief once - vote once (two weeks)

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Mary Antwine, owner, and Termaine Richardson, agent for a Specific Use Permit to allow the location of a single/double wide HUD code manufactured home on Lot 18, Block 4, Red Cut Heights, located at 2503 Sugden Street. This is currently vacant land.

The adjacent zoning is Single Family-2 to the north, south, east, and west. The adjacent land use is vacant land to the north, south, and east, and a residence to the west.

The Future Land Use Map designates this property as “Industrial”.

The City’s Zoning Ordinance was amended to comply with the state law in 2002, requiring that all manufactured housing be HUD code building standard. This amendment also stipulated that all HUD code manufactured homes inside the city limits be placed in the Single Family-3 zoning district along with the approval of a Specific Use Permit.

Staff recommends for approval of this request with the following stipulations:

1. That one 2016 or newer single/double wide HUD code manufactured home be allowed on this property.
2. That the single/double wide HUD code manufactured home be tied down/skirted/underpinned.
3. That the single/double wide HUD code manufactured home be used for dwelling purposes only, human occupancy only.
4. That the Specific Use Permit be in effect for a period of three (3) years, beginning at the date of this Ordinance. It is the owner’s responsibility to renew this permit.
5. That if the HUD code manufactured home is not placed on the property within the three (3) year period, the Specific Use Permit will automatically be revoked.

6. That all driveways, parking, building codes/setbacks, engineered foundation, platting and flood plain requirements must be in accordance with the City of Texarkana, Texas codes.

All notification and application requirements have been met to consider this request.

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends approval of this request with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

The Planning and Zoning Commission unanimously recommend for approval of this request with stipulations.

Advisory Board/Committee Meeting Date and Minutes:

September 6, 2022

Attachments

a. 2022-110 ORD granting SUP at 2503 Sugden Lot 18 (DOCX)
b. 2022-110 ATTH 01 (Maps) (PDF)
c. 2022-110 Goals & Perspectives (DOCX)

Staff Coordination

Building Code Administration	Mashell Daniel	Reviewer	Completed	09/19/2022 11:02 AM
City Manager	David Orr	Reviewer	Completed	09/22/2022 2:47 PM
City Council	Vicky Coopwood	Meeting	Pending	09/26/2022 6:00 PM

Meeting History

S-762

ORDINANCE NO. 2022-110

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE ZONING MAP SHOWING THE LOCATION, BOUNDARY AND USE OF CERTAIN PROPERTY BY THE GRANTING OF SPECIFIC USE PERMIT NO. S-762 TO ALLOW THE LOCATION OF A HUD CODE MANUFACTURED HOME ON LOT 18, BLOCK 4, RED CUT HEIGHTS, LOCATED AT 2503 SUGDEN STREET, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS; CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed with the City of Texarkana, Texas, requesting an amendment to the Zoning Ordinance to grant a **Specific Use Permit** to allow the location of a HUD code manufactured home on **Lot 18, Block 4, Red Cut Heights, located at 2503 Sugden Street**, in the City of Texarkana, Bowie County, Texas; and

WHEREAS, the Planning and Zoning Commission of the City of Texarkana, Texas, and the City Council of the City of Texarkana, Texas, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, have given the requisite notices by publication and otherwise, and have afforded and held full and fair hearings to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, voted **unanimously five (5) to zero (0) to recommend** to the City Council of Texarkana, Texas, that a **Specific Use Permit be granted to allow the location of a HUD code manufactured home** on said property; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, the City Council of the City of Texarkana, Texas, does hereby find that granting the **Specific Use Permit** is in the best interest of the public health, safety, morals and general welfare of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

SECTION 1: That the Zoning Ordinance of the City of Texarkana, Texas, Ordinance No. 127-70, passed and approved on September 14, 1970, be further amended to grant **Specific Use Permit Numbered S-762 for the location of a HUD code manufactured home on Lot 18, Block 4, Red Cut Heights, located at 2503 Sugden Street,** in the City of Texarkana, Bowie County, Texas.

SECTION 2: The following stipulations are hereby imposed and made a part of this ordinance:

1. That one 2016 or newer HUD code manufactured home be allowed on this property.
2. That the HUD code manufactured home be tied down/skirted/underpinned.

Attachment: 2022-110 ORD granting SUP at 2503 Sugden Lot 18 (3810 : 2022-110 ORD granting SUP to allow HUD cod mnfctrd home at 2503

3. That the HUD code manufactured home be used for dwelling purposes only, human occupancy only.
4. That the Specific Use Permit be in effect for a period of three (3) years, beginning on the date of this ordinance. It is the owner's responsibility to renew this permit.
5. That if the HUD code manufactured home is not placed on the property within the three (3) year period, the Specific Use Permit will automatically be revoked.
6. That all driveways, parking, building codes/setbacks, engineered foundation, platting and flood plain requirements must be in accordance with the City of Texarkana, Texas codes.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are specifically repealed to the extent of such conflict.

SECTION 4: It is further provided that in case a section, clause, sentence or part of this ordinance shall be deemed or adjudged by a court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this ordinance.

SECTION 5: This ordinance shall be in full force and effect from and after its passage and approval.

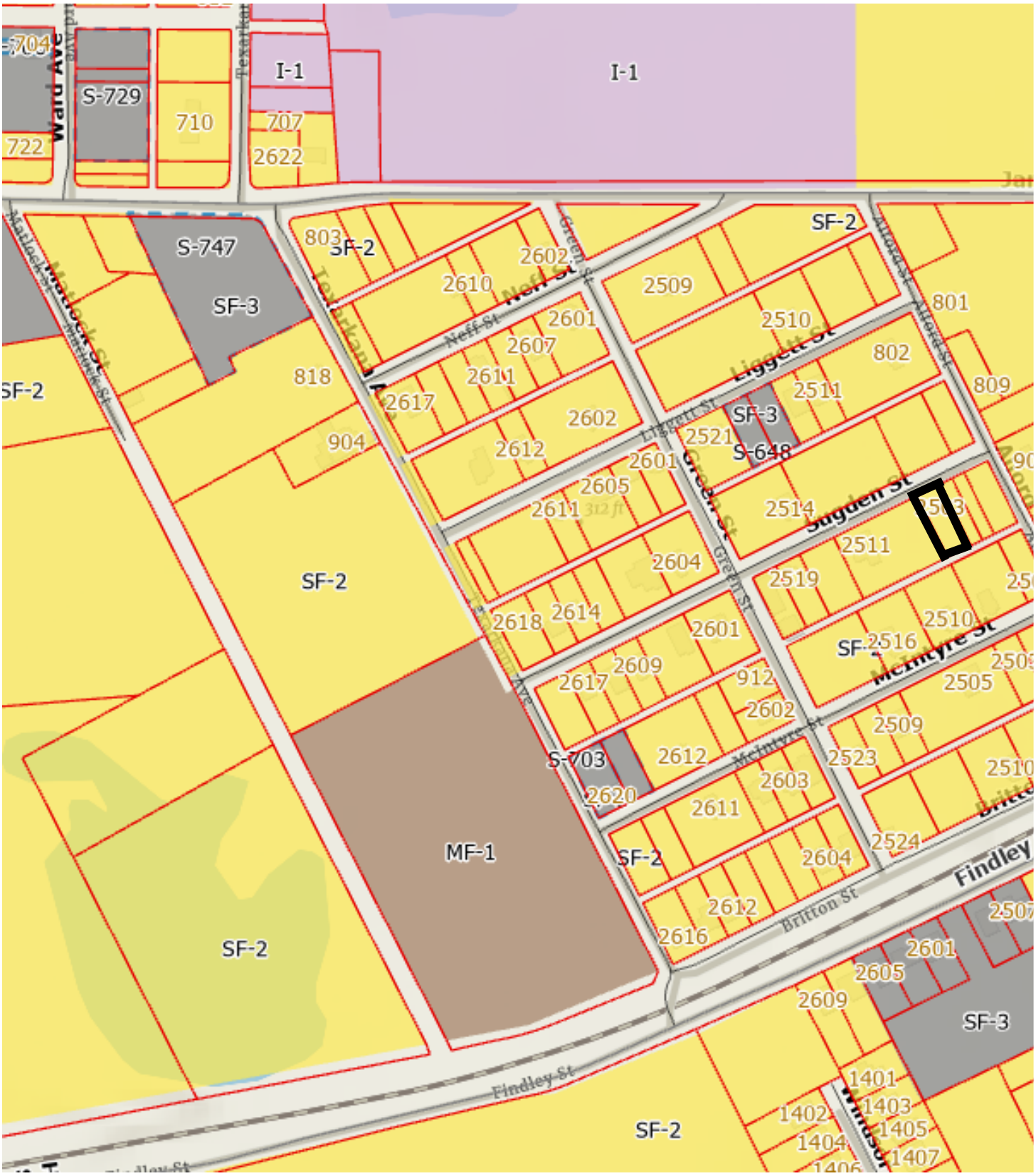
PASSED AND APPROVED in Regular Council Session on this the **10th day of October, 2022.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY	BOB BRUGGEMAN, MAYOR

Attachment: 2022-110 ORD granting SUP at 2503 Sugden Lot 18 (3810 : 2022-110 ORD granting SUP to allow HUD cod mnfctrd home at 2503

2503 Sugden Street



Attachment: 2022-110 ATTH 01 (Maps) (3810 : 2022-110 ORD granting SUP to allow HUD cod mnfctrd home at 2503 Sugden Lot 18)

2503 Sugden Street

Attachment: 2022-110 ATTH 01 (Maps) (3810 : 2022-110 ORD granting SUP to allow HUD cod mnfctrd home at 2503 Sugden Lot 18)

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

Perspectives	Goals
Serve the Community	☐ Promote an Environmentally Sensitive & Livable Community ☐ Provide a Safe Community ☑ Deliver Quality Services ☐ Foster a Healthy Community
Run the Operations	☐ Enhance Community Preparedness & Responsiveness ☐ Maximize Partnership Opportunities ☐ Provide Courteous & Responsive Customer Service ☐ Model a Positive City Image ☑ Deliver Efficient Services ☐ Cultivate Community Involvement & Access
Manage the Resources	☐ Maintain Fiscal Strength ☐ Maximize Utilization & Resources ☐ Invest in Infrastructure & Transportation
Develop Personnel	☐ Develop a Skilled & Diverse Workforce ☐ Create a Positive & Rewarding Work Culture

Perspectives and Goals Additional Comments:

None

Resource Impact:

Staff time required if item is approved:	No Additional

Other Potential Impacts:

None

Public Information Plan:

☑	Newspaper Notice (Required by Statute)	☑	Public Hearing (Required by Statute)
☐	Public Forum/Input Session	☐	Press Release
☐	E-News Distribution	☐	Website Notice
☐	Social Media (Twitter, Facebook, etc.)	☐	Special Mailing
☐	Flyers Posted	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☐	None Required	☐	

Other:

Attachment: 2022-110 Goals & Perspectives (3810 : 2022-110 ORD granting SUP to allow HUD cod mnfctrd home at 2503 Sugden Lot 18)

City of Texarkana, Texas

Briefing Sheet

Version:
Update Date: 9/19/2022 12:21 PM

Lead Department: Planning & Zoning Commission
Action Officer: Laura Puckett, Administrative Coordinator
Subject: Ordinance No. 2022-111 rezoning Lot 3, Block 19, Rose Acres Annex, located in the 500 block of South Bishop Road from Single Family-2 to Industrial-1. Alex Scott Tipton, owner.

Briefing: 9/26/2022 **Public Hearing:** 10/10/2022 **Council Vote:** 10/10/2022

Item Schedule
Schedule 2: Brief once - vote once (two weeks)

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Alex Scott Tipton, owner, to rezone Lot 3, Rose Acres Annex, located in the 500 block of South Bishop Road from Single Family-2 to Industrial-1. The property is currently vacant land. The proposed use is a driveway for overflow parking.

The adjacent zoning is Industrial-1 to the north, east, and west, and Single Family-2 to the south. The adjacent land use is a business to the north, vacant land to the east and west and a residence to the south.

The Future Land Use Map designates this parcel as “Industrial”.

Applicant owns the business located at 4401 Waco Street, which is located at the corner of Waco and South Bishop Road. He proposed to put a privacy fence along the south side of the property adjacent to the residence.

Staff recommends for approval of this request.

Any driveway improvements require TXDOT approval.

The applicant should also be aware that if this zoning change is approved, all other applicable city code/ordinance requirements must be met including but not limited to building codes, setbacks, subdivision, fire, parking, drainage, water and sewer prior to the issuance of building permits.

All notification and application requirements have been met to consider this request.

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

The Planning and Zoning Commission unanimously recommend for approval of this request.

Advisory Board/Committee Meeting Date and Minutes:

September 6, 2022

Attachments

a. 2022-111 ORD Rezoning 500 block of S Bishop (DOCX)
b. 2022-111 ATTH 01 (Maps) (PDF)
c. 2022-111 ATTH 02 (Site Plan) (PDF)
d. 2022-111 Goals & Perspectives (DOCX)

Staff Coordination

Building Code Administration	Mashell Daniel	Reviewer	Completed	09/19/2022 11:02 AM
City Manager	David Orr	Reviewer	Completed	09/22/2022 2:48 PM
City Council	Vicky Coopwood	Meeting	Pending	09/26/2022 6:00 PM

Meeting History

Z-22-14

ORDINANCE NO. 2022-111

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF TEXARKANA, TEXAS, BY REZONING LOT 3, BLOCK 19, ROSE ACRES ANNEX, LOCATED IN THE 500 BLOCK OF SOUTH BISHOP ROAD, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS FROM SINGLE FAMILY-2 TO INDUSTRIAL-1; CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed requesting an amendment to the Zoning Ordinance of the City of Texarkana, Texas, to rezone **Lot 3, Block 19, Rose Acres Annex, located in the 500 block of South Bishop Road,** in the City of Texarkana, Bowie County, Texas, from **Single Family-2 to Industrial-1**; and

WHEREAS, the Planning and Zoning Commission of the City of Texarkana, Texas, and the City Council of the City of Texarkana, Texas, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, have given the requisite notices by publication and otherwise, and have afforded and held full and fair hearings to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, **voted unanimously five (5) to zero (0) to recommend the application for rezoning from Single Family-2 to Industrial-1 on Lot 3, Block 19, Rose Acres Annex, located in the 500 block of South Bishop Road** to the City Council of Texarkana, Texas; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, applicant agreed to amend the application from **Single Family-2 to Industrial-1**; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, the City Council of the City of Texarkana, Texas, does hereby find that rezoning the property from **Single Family-2 to Industrial-1** is in the best interest of the public health, safety, morals and general welfare of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

SECTION 1: That the Zoning Ordinance of the City of Texarkana, Texas, Ordinance No. 127-70, passed and approved on September 14, 1970, be and is hereby further amended to rezone **Lot 3, Block 19, Rose Acres Annex, located in the 500 block of South Bishop Road** in the City of

Attachment: 2022-111 ORD Rezoning 500 block of S Bishop [Revision 1] (3811 : 2022-111 ORD rezoning from SF-2 to I-1 in 500 block of S

Texarkana, Bowie County, Texas, from **Single Family-2 to Industrial-1.**

SECTION 2: It is further provided that in case a section, clause, sentence or part of this ordinance shall be deemed or adjudged by a court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this ordinance.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are specifically repealed to the extent of such conflict.

SECTION 4: That this ordinance shall be in full force and effect from and after its passage and approval.

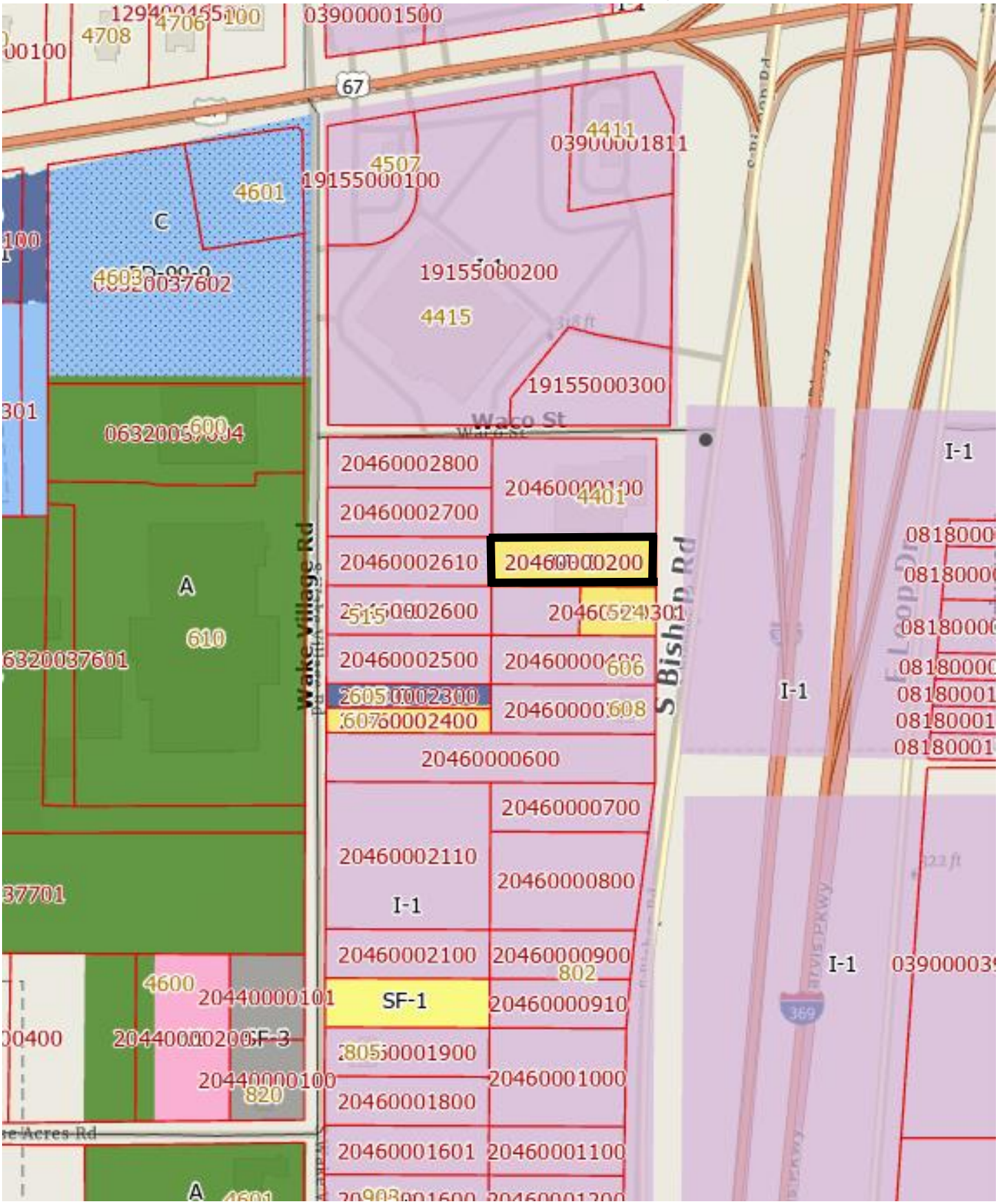
PASSED AND APPROVED in Regular Council Session on this the **10th day of October, 2022.**

ATTEST:

_____	_____
JENNIFER EVANS, CITY SECRETARY	BOB BRUGGEMAN, MAYOR

Attachment: 2022-111 ORD Rezoning 500 block of S Bishop [Revision 1] (3811 : 2022-111 ORD rezoning from SF-2 to I-1 in 500 block of S

500 Block of South Bishop Rd



Attachment: 2022-111 ATTH 01 (Maps) (3811 : 2022-111 ORD rezoning from SF-2 to I-1 in 500 block of S Bishop Rd)

500 Block of South Bishop Rd

Attachment: 2022-111 ATTH 01 (Maps) (3811 : 2022-111 ORD rezoning from SF-2 to I-1 in 500 block of S Bishop Rd)

SITE DATA

LOTS 32 - 36 ROSE ACRES ANNEX
CURRENT ZONING - I1

LOT 3 ROSE ACRES ANNEX
CURRENT ZONING - SF-2

TIPTON STORAGE YARD
PRELIMINARY LAYOUT

0 37.5 75 150 225 300 Feet

Attachment: 2022-111 ATTH 02 (Site Plan) (3811 : 2022-111 ORD rezoning from SF-2 to I-1 in 500 block of S Bishop Rd)

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

Perspectives	Goals
Serve the Community	☐ Promote an Environmentally Sensitive & Livable Community ☐ Provide a Safe Community ☑ Deliver Quality Services ☐ Foster a Healthy Community
Run the Operations	☐ Enhance Community Preparedness & Responsiveness ☐ Maximize Partnership Opportunities ☐ Provide Courteous & Responsive Customer Service ☐ Model a Positive City Image ☑ Deliver Efficient Services ☐ Cultivate Community Involvement & Access
Manage the Resources	☐ Maintain Fiscal Strength ☐ Maximize Utilization & Resources ☐ Invest in Infrastructure & Transportation
Develop Personnel	☐ Develop a Skilled & Diverse Workforce ☐ Create a Positive & Rewarding Work Culture

Perspectives and Goals Additional Comments:

None

Resource Impact:

Staff time required if item is approved:	No Additional

Other Potential Impacts:

None

Public Information Plan:

☑	Newspaper Notice (Required by Statute)	☑	Public Hearing (Required by Statute)
☐	Public Forum/Input Session	☐	Press Release
☐	E-News Distribution	☐	Website Notice
☐	Social Media (Twitter, Facebook, etc.)	☐	Special Mailing
☐	Flyers Posted	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☐	None Required	☐	

Other:

Attachment: 2022-111 Goals & Perspectives (3811 : 2022-111 ORD rezoning from SF-2 to I-1 in 500 block of S Bishop Rd)

City of Texarkana, Texas

Version:

Briefing Sheet

Update Date: 9/19/2022 12:22 PM

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Administrative Coordinator

Subject: Ordinance No. 2022-112 amending PD-99-1(C) for site plan approval to allow the construction of a metal building on Lots 19C and 19D, Carrie D. Harts 1st Addition, located at 704 Piney Road. Eddie Stephens, owner.

Briefing: 9/26/2022 **Public Hearing:** 10/10/2022 **Council Vote:** 10/10/2022

Item Schedule
Schedule 2: Brief once - vote once (two weeks)

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Eddie Stephens, owner requesting a site plan approval on Lots 19C and 19D, Block 4, Carrie D. Harts 1st Addition, located at 704 Piney Road. The proposed use is storage for building materials for the business located on the property.

The adjacent zoning is Planned Development-Commercial to the north and Single Family-2 to the south, east, and west. The adjacent land use is a business to the north and vacant land south, east, and loop 151 to the west.

The Future Land Use Map has designated this property as "Regional Commercial".

The site plan consists of:

1. Construction of a new 1800 sq. ft. metal building
2. Access will be from Piney Road.
3. A 35' pole sign will be allowed or a wall sign.

Staff recommends for approval of the site plan.

The applicant should also be aware that if this site plan approval item is approved, all other applicable city code/ordinance requirements must be met including but not limited to building codes, setbacks, subdivision, fire, parking, drainage, water and sewer prior to the issuance of building permits.

All notification and application requirements have been met to consider this request.

Potential Options:

Approve or deny

City of Texarkana, Texas

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of this request with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

The Planning and Zoning Commission unanimously recommend for approval of this request with stipulations.

Advisory Board/Committee Meeting Date and Minutes:

September 6, 2022

Attachments

a. 2022-112 ORD Amendment to PD-99-1(C) for site plan approval (DOCX)
b. 2022-112 EXH 'A' Site Plan (PDF)
c. 2022-112 ATTH 01 (Maps) (PDF)
d. 2022-112 Goals & Perspectives (DOCX)

Staff Coordination

Building Code Administration	Mashell Daniel	Reviewer	Completed	09/19/2022 11:02 AM
City Manager	David Orr	Reviewer	Completed	09/22/2022 2:48 PM
City Council	Vicky Coopwood	Meeting	Pending	09/26/2022 6:00 PM

Meeting History

Attachment: 2022-112 ORD Amendment to PD-99-1(C) for site plan approval (3812 : 2022-112 ORD Amendmenmt to PD-99-1(C) to allow metal

Amendment to
PD-99-1 (C)

ORDINANCE NO. 2022-112

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING PD-99-1(C) FOR SITE PLAN APPROVAL ON LOTS 19C AND 19D, CARRIE D. HARTS 1ST ADDITION, LOCATED AT 704 PINEY ROAD IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed requesting the approval of a **site plan (Exhibit 'A') to construct a metal building for storage on Lots 19C and 19D, Carrie D. Harts 1st Addition, located at 704 Piney Road** in the City of Texarkana, Bowie County, Texas; and

WHEREAS, the subject property is zoned Planned Development-Office [PD-99-1(C)], and approval of the site plan **(Exhibit 'A')** would constitute an amendment to PD-99-1(C); and

WHEREAS, the proposed use is consistent with the listed uses in the Land Development Code for the zoning classification of Planned Development-Commercial; and

WHEREAS, the Planning and Zoning Commission of the City of Texarkana, Texas, and the City Council of the City of Texarkana, Texas, in compliance with the laws of the State of Texas with reference to the granting of this amendment, have given the requisite notices by publication and otherwise, and have afforded and held full and fair hearings to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, voted **unanimously by a vote of five (5) to zero (0) to recommend approval of the petition for a site plan (Exhibit 'A')** to the City Council of the City of Texarkana, Texas; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, the City Council of the City of Texarkana, Texas, does hereby find that the approval of the site plan for the above described property is in the best interest of the public health, safety, morals and general welfare of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

SECTION 1: That the site plan **(Exhibit 'A') to construct a metal building for storage on Lots 19C and 19D, Carrie D. Harts 1st Addition, located at 704 Piney Road** in the City of Texarkana, Texas, Bowie County, Texas, is hereby approved and hereby amends PD-99-1(C).

SECTION 2: PD-99-1(C) is hereby amended by approval of the site plan (**Exhibit 'A'**), incorporated herein by reference for all purposes, and includes the following:

1. Construction of a new 1800 sq. ft. metal building.
2. Access will be from Piney Road.
3. Signage will be 30X60X12.

SECTION 3: It is further provided that in case a section, clause, sentence or part of this ordinance shall be deemed or adjudged by a court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this ordinance.

SECTION 4: All ordinances or parts of ordinances in conflict herewith are specifically repealed to the extent of such conflict.

SECTION 5: That this ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **10th day of October, 2022.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

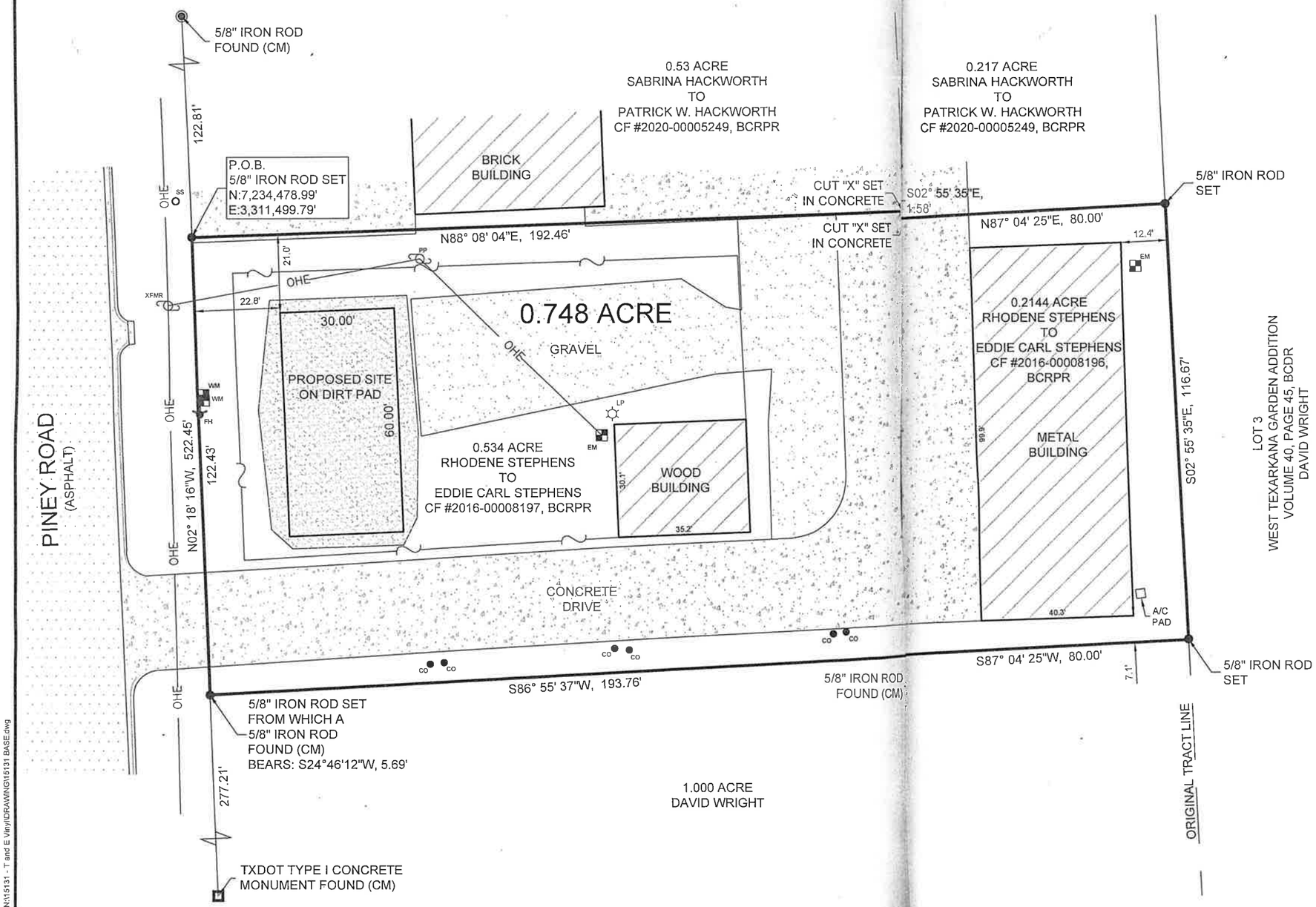
Attachment: 2022-112 ORD Amendment to PD-99-1(C) for site plan approval (3812 : 2022-112 ORD Amendmenmt to PD-99-1(C) to allow metal

2022-112 EXH 'A'

Amendment to PD-99-1 (C)

NOTES

1. BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE.
2. A CERTIFIED METES AND BOUNDS DESCRIPTION HAS BEEN PREPARED UNDER THE SAME JOB NUMBER AS A PART OF THIS PROFESSIONAL SERVICE.
3. THIS PROFESSIONAL SERVICE WAS PERFORMED WITHOUT BENEFIT OF HAVING BEEN FURNISHED A TITLE COMMITMENT. EASEMENTS AND/OR OTHER MATTERS AND/OR ISSUES RELATING TO TITLE COULD AND MAY EXIST.
4. ACCORDING TO TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212.004 AND 212.005, DIVIDING ANY TRACT OR LOT INTO TWO OR MORE PARTS WITHOUT BENEFIT OF A SUBDIVISION PLAT APPROVED AND RECORDED WITH THE COUNTY CLERK, IS A VIOLATION OF CITY ORDINANCE AND/OR STATE LAW, SUBJECTING THE VIOLATOR TO FINES AND/OR THE WITHHOLDING OF UTILITIES AND BUILDING PERMITS.



GRAPHIC SCALE

15 0 15 30 60

(IN FEET)

1 inch = 30 ft.

LEGEND

PP	POWER POLE
XFMR	POWER POLE W/TRANSFORMER
LP	LIGHT POLE
EM	ELECTRIC METER
WM	WATER METER
FH	FIRE HYDRANT
AM	AEROBIC MOTOR
CO	CLEANOUT
SS	SANITARY SEWER MANHOLE
(CM)	CONTROLLING MONUMENT
	CHAINLINK FENCE
OHE	OVERHEAD ELECTRIC

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND CORRECTLY REFLECTS THE FACTS FOUND AT THE TIME OF SAID SURVEY. THERE ARE NO VISIBLE AND OBSERVED IMPROVEMENTS, EASEMENTS/RIGHTS-OF-WAY, OR PROTRUSIONS EXCEPT AS SHOWN HEREON. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, AND MAY BE SUBJECT TO RECORD EVIDENCE WHICH IS NOT AVAILABLE FOR CONSIDERATION AT THIS TIME. THIS SURVEY SUBSTANTIALLY CONFORMS TO THE CURRENT GENERAL RULES OF PROCEDURES AND PRACTICES, ESTABLISHED BY THE BOARD OF PROFESSIONAL LAND SURVEYING, AS AUTHORIZED BY THE PROFESSIONAL LAND SURVEYING PRACTICES ACT (ART.5282C, VTCS).

STATE OF TEXAS REGISTERED BRET READ 6610 PROFESSIONAL LAND SURVEYOR

AUGUST 8, 2022

BRET READ
PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6610

DATE

PLAT OF SURVEY OF
0.748 ACRE
IN THE THOMAS PRICE SURVEY, A-466
BOWIE COUNTY, TEXAS

360 SURVEYING

360 SURVEYING
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(903) 387-2577 WWW.360SURV.COM
TBPELS 10194293

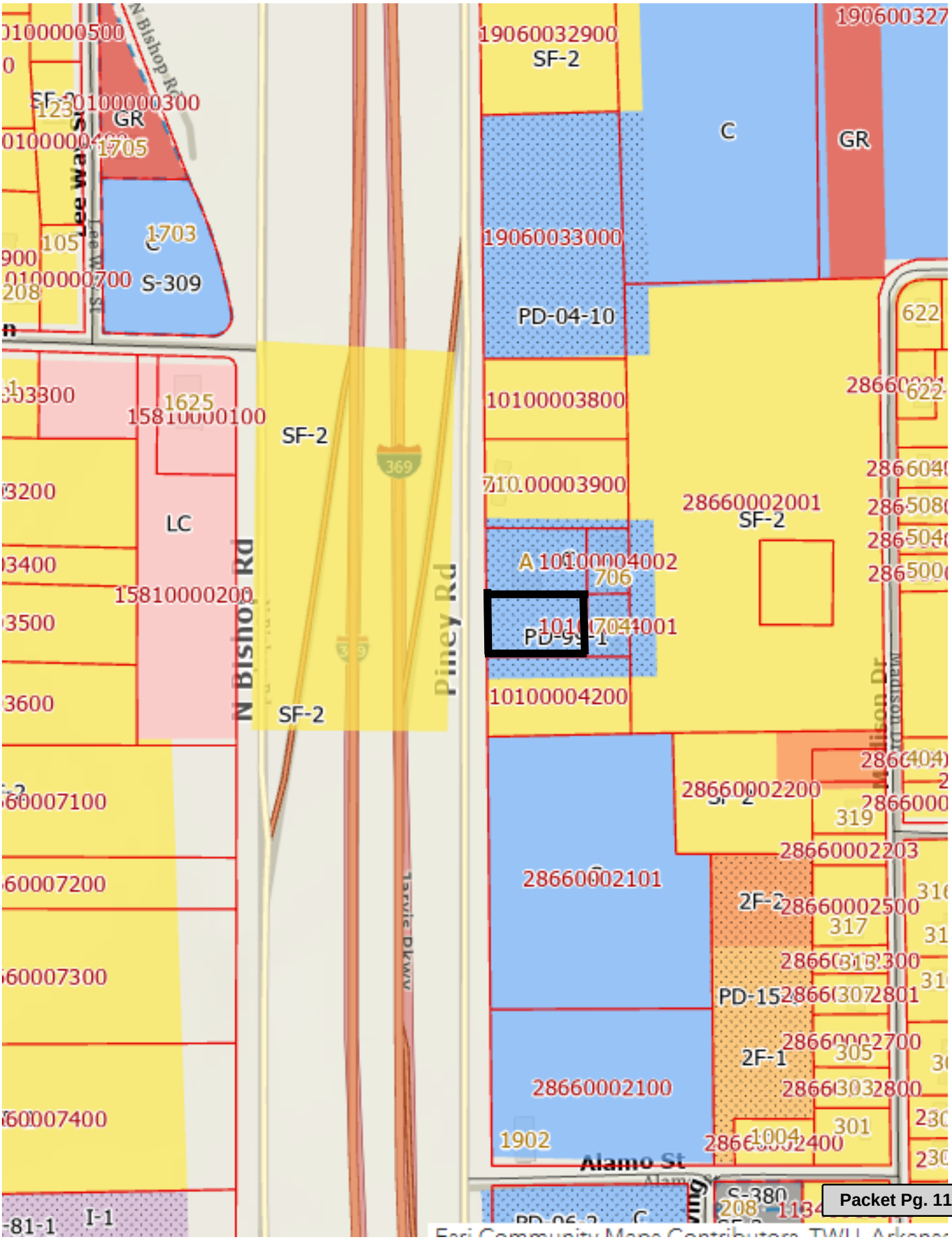
AUG 9, 2022	DRAWN BY: RCK	CHECKED BY: JBR

Filename: N:\15131 - T and E Vinyl\DRAWING\15131 BASE.dwg

Attachment: 2022-112 EXH 'A' Site Plan (3812 : 2022-112 ORD Amendmemnt to PD-99-1(C) to allow metal bldg at 704 Piney Road)

Amendment to PD-99-1

704 Piney Road



Attachment: 2022-112 ATTH 01 (Maps) (3812 : 2022-112 ORD Amendmenmt to PD-99-1(C) to allow metal bldg at 704 Piney Road)

Amendment to PD-99-1

704 Piney Road

Attachment: 2022-112 ATTH 01 (Maps) (3812 : 2022-112 ORD Amendmenmt to PD-99-1(C) to allow metal bldg at 704 Piney Road)

Amendment to PD-99-1

704 Piney Road

Attachment: 2022-112 ATTH 01 (Maps) (3812 : 2022-112 ORD Amendmenmt to PD-99-1(C) to allow metal bldg at 704 Piney Road)

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

Perspectives	Goals
Serve the Community	☐ Promote an Environmentally Sensitive & Livable Community ☐ Provide a Safe Community ☐ Deliver Quality Services ☐ Foster a Healthy Community
Run the Operations	☐ Enhance Community Preparedness & Responsiveness ☐ Maximize Partnership Opportunities ☐ Provide Courteous & Responsive Customer Service ☐ Model a Positive City Image ☐ Deliver Efficient Services ☐ Cultivate Community Involvement & Access
Manage the Resources	☐ Maintain Fiscal Strength ☐ Maximize Utilization & Resources ☐ Invest in Infrastructure & Transportation
Develop Personnel	☐ Develop a Skilled & Diverse Workforce ☐ Create a Positive & Rewarding Work Culture

Perspectives and Goals Additional Comments:

Resource Impact:

Staff time required if item is approved:	No Additional

Other Potential Impacts:

Public Information Plan:

☐	Newspaper Notice (Required by Statute)	☐	Public Hearing (Required by Statute)
☐	Public Forum/Input Session	☐	Press Release
☐	E-News Distribution	☐	Website Notice
☐	Social Media (Twitter, Facebook, etc.)	☐	Special Mailing
☐	Flyers Posted	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☐	None Required	☐	

Other:

Attachment: 2022-112 Goals & Perspectives (3812 : 2022-112 ORD Amendmenmt to PD-99-1(C) to allow metal bldg at 704 Piney Road)

City of Texarkana, Texas

Version:

Briefing Sheet

Update Date: 9/21/2022 11:49 AM

Lead Department: Public Works Department **Action Officer:** Dusty Henslee,

Subject: Resolution No. 2022-114 declaring certain City property acquired for construction of City roads along University Avenue as surplus or excess, and approving an agreement with Pruett Realty, LLC, for exchange of this City surplus property and purchase of property rented by the City located at 903 Elm Street.

Briefing: 9/26/2022 **Public Hearing:** 10/10/2022 **Council Vote:** 10/10/2022

Item Schedule
Schedule 1: Brief twice - vote once (six weeks)

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

City is entered into a lease agreement with Pruett Realty on April 28, 2021 for use of the property at 903 Elm Street (Texarkana Auto Auction). The City needed some extra room to store equipment and vehicles, and this property was no longer being used. Currently, this City is paying $1,200 per month plus taxes and insurance for a total of $1,756.04 per month ($21,072.48/year).

When entering this lease agreement, the Cities original intent was to purchase this facility from Pruett Realty. City had an appraisal value of the property done by Pam Bonds and the appraised value came back at $179,000 (ATTH01). An inspection was also done, and it was discovered the building needed approximately $29,875 worth of repairs for the overhead doors and plumbing. Total value of the building minus repairs is **$149,125(ATTH03).**

While in discussions with Pruett Realty, the subject of a land swap in equal value was discussed. Currently the City owns 6 vacant lots along Shilling Rd in the Shilling South Additions. The City acquired these properties years ago for right of way for the future widening of Shilling Rd. These lots were replatted this year and the needed right of way for this widening was dedicated which created 5 buildable lots for single family homes. According to Mike Brower at the appraisal district, these lots are worth approximately $30k to $35k per lot(ATTH02). Below is a list of the 5 buildable lots:

Lot 24, Block 2 – Replat Shilling South
Lot 30, Block 1 – Replat Shilling South
Lot 1, Block 1 – Replat Shilling South 2nd
Lot 1, Block 2 – Replat Shilling South 2nd
Lot 12, Block 2 - Replat Shilling South 2nd

Estimated value of the 5 City lots is **$150,000.**

City of Texarkana, Texas

Pruett Realty and City met to discuss land exchange of these 5 lots for the property at 903 Elm Street. Planned proposed use of the vacant lots would be for single family houses, and City plans to use property at 903 Elm as an extension of the Public Works Facility.

This land exchange would save City approximately $21k in rent each year, and if these vacant lots are development, then City could gain more property tax value.

Potential Options:

- Approve agreement for land exchange
- Not approve agreement for land exchange

Fiscal Implications:

Currently would save City $21k per year
Future, City could gain more property tax value if lots are developed

Staff Recommendation:

Staff Recommends Approval

Advisory Board/Committee Review:

NONE

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

NOT APPLICABLE

Attachments

a. 2022-114 RES Declaring surplus property and agreeing to land exchange (DOCX)
b. 2022-114 EXH 'A' Agreement for exchange and purchase of real property-final (PDF)
c. 2022-114 ATTH 01 Appraisal-903 Elm Street (PDF)
d. 2022-114 ATTH 02 Appraisal-CityLots (PDF)
e. 2022-114 ATTH 03 ValueComparison (PDF)
f. 2022-114 Goals & Perspectives (DOCX)

Staff Coordination

Public Works Department	Dusty Henslee	Department Head Review	Completed	09/14/2022 1:39 PM
Public Works Department	Amanda Freeland	Review	Completed	09/14/2022 2:35 PM
Finance Department	Kristin Peeples	Finance Review	Completed	09/14/2022 3:25 PM

City of Texarkana, Texas

City Manager 2:46 PM	David Orr	City Manager Review	Completed	09/22/2022
City Council 6:00 PM	Vicky Coopwood	Meeting	Pending	09/26/2022

Meeting History

RESOLUTION NO. 2022-114

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, DECLARING CERTAIN CITY REAL PROPERTY AS SURPLUS OR EXCESS PROPERTY; APPROVING AN AGREEMENT WITH PRUETT REALTY, LLC, FOR THE EXCHANGE AND PURCHASE OF REAL PROPERTY FOR CITY USE AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT ON BEHALF OF THE CITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Texarkana, Texas ("City") currently rents from Pruett Realty, LLC ("Pruett"), real property located at 903 Elm Street, Texarkana, Bowie County, Texas, to house offices and equipment (the "Pruett Property"); and

WHEREAS, the City owns certain real property along University Avenue in Texarkana, Bowie County, Texas, previously acquired for construction of City roads but no longer needed for such purpose (the "City Property"); and

WHEREAS, Pruett is willing to exchange the Pruett Property that is currently being rented by the City in exchange for the excess City Property, pursuant to the Agreement for Exchange and Purchase of Real Property attached to this Resolution as **Exhibit "A"** and incorporated herein by reference for all purposes; and

WHEREAS, the City is authorized to exchange the City Property pursuant to Chapter 272 of the Texas Local Government Code and the City Charter; and

WHEREAS, the exchange will place the City Property back on the tax rolls and will also result in a rental expense savings to the City in the amount of $21,072.48 annually.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

SECTION 1: The City Council declares that the "City Property" --- the real property along University Avenue in Texarkana, Bowie County, Texas, previously acquired for construction of City roads but no longer needed for such purpose --- more specifically described in the attached **Exhibit "A"** -- is surplus or excess property no longer needed for City purposes.

SECTION 2: The City Council approves the Agreement for Exchange and Purchase of Real Property between City and Pruett, attached hereto as **Exhibit "A",** and authorizes the City Manager to execute the Agreement on behalf of the City and to take any other action necessary to effectuate the Agreement and its intent.

SECTION 3: This Resolution shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **10th day of October, 2022.**

ATTEST:

_____ _____

JENNIFER EVANS, CITY SECRETARY BOB BRUGGEMAN, MAYOR

AGREEMENT FOR EXCHANGE AND

PURCHASE OF REAL PROPERTY

WHEREAS, **Pruett Realty, LLC** (hereinafter referred to as "**Pruett**" owns certain real property located at 903 Elm Street, Texarkana, Texas, more specifically set forth in Exhibit "A" attached hereto (the "**Pruett Property**"); and

WHEREAS, the **City of Texarkana, Bowie County, Texas** (hereinafter referred to as "**City**") owns certain real property along University Avenue, Texarkana, Texas, more specifically set forth Exhibit "B" attached hereto (the "**City Property**") that was acquired for construction of City roads; and

WHEREAS, the City has sufficient property to build the desired roads and the City Property is remaining real property determined not necessary for said roads; and

WHEREAS, the Pruett Property is real property that contains buildings which the City is currently leasing and storing City equipment on the Pruett Property; and

WHEREAS, City has authority pursuant to Chapter 272 of the Texas Local Gov't Code, and desires and finds it in the best interest of City to enter into an agreement for the exchange of the Pruett Property for the City Property so that the City can continue to use and extend its use of the Pruett Property, and reduce the expense by no longer paying rent for the use of the Pruett Property, and

WHEREAS, the Pruett Property has appraised for the value of $179,000 in an appraisal dated July 15, 2021 prepared by Pam Bonds, MAI, SRA, with The Appraisal Group; City has estimated repairs in the amount of $29,875.00 for a total adjusted value of $149,125; and

WHEREAS, the City Property containing five lots is valued at $150,000 pursuant to a valuation by the Chief Appraiser for the Bowie Central Appraisal District; and

WHEREAS, the City has been paying the sum of $1,756.04 per month, which exchange will result in an annual savings of $21,072.48; and

WHEREAS, such exchange will also result in the Shilling road property being placed back on the tax rolls; and

WHEREAS, such exchange has been approved by the City Council of City as being in the best interest of City and of equivalent or greater value to the City; and

WHEREAS, City and Pruett desire to enter into this Agreement for Exchange and Purchase of Real Property (the "Agreement") for the exchange; and

Attachment: 2022-114 EXH 'A' Agreement for exchange and purchase of real property-final (3801 : 2022-114 RES city property surplus &

THEREFORE, it is hereby agreed between City and Pruett (collectively referred to herein as the "Parties") as follows:

ARTICLE I. THE PROPERTY AND CONSIDERATION.

The Parties agree to the exchanges, obligations, and valuations as set forth in this Agreement, and specifically set forth in the Exhibits attached and made a part hereof.

ARTICLE II. PREPARATION FOR CLOSING.

A. Title Commitment. On or before **twenty-one (21) days** after the Effective Date, each party agrees to deliver to the other party a commitment from **Twin City Title Company, 3310 Arista Blvd, Texarkana, Texas** (the "Title Company") to issue the owner's policy of title insurance required herein (the "Commitment"), for each property.

B. Survey. City will furnish any survey of the City Property in City's possession to Pruett within **fourteen (14) days** of the Effective Date. Pruett will furnish any survey of Pruett's Property in Pruett's possession to City within **fourteen (14) days** of the Effective Date. If any survey is required by the Title Company to close this transaction, the owner of that property shall be responsible for the cost of such survey, and the Closing date shall be extended for a period no longer than sixty (60) days to acquire a new survey.

C. Objections to Title and Survey. Each party may examine the respective Commitments and the Surveys for a period of **ten (10) days** following their respective receipts by that party. During those periods either party may notify the other party in writing of any objections to title. The non-objecting party will have a reasonable time, not to exceed **thirty (30) days** following the receipt of any written objections from the objecting party in which to cure same. If non-objecting party does not cure said objections to title, this Agreement will terminate, and will be null and void on the **thirty-first (31st) day** following the receipt by non-objecting party of said objections to title, unless prior to said time the objecting party agrees in writing to accept title subject to the matters previously objected to.

D. Permitted Exceptions. The following matters will constitute "Permitted Exceptions" to title; (i) all matters agreed to in writing by the affected party, and (ii) all matters (unless otherwise provided herein), which the Title Company recites as exceptions to title or which are shown on the Survey, if the affected party does not make timely written objection, as provided for above. Except as expressly provided for herein, the property is to be conveyed free and clear of all liens and encumbrances; and liens and encumbrances affecting the property will not constitute objections to title if released at or prior to closing, and will not become Permitted Exceptions as a result of the affected party's failure to make objection.

Attachment: 2022-114 EXH 'A' Agreement for exchange and purchase of real property-final (3801 : 2022-114 RES city property surplus &

E. Maintenance of the Property. Each party will, until the date of closing, maintain the properties and any improvements thereon, in substantially the same condition as exists on the Effective Date, normal wear and use excepted.

F. Condemnation. If prior to the Closing Date, condemnation proceedings are commenced against any portion of either property, the conveying party has seven (7) days to notify acquiring party in writing. In such event acquiring party may either (i) terminate this Agreement within fourteen (14) days following receipt of written notice of the condemnation; or (ii) the acquiring party may close this Agreement, taking the property subject to such condemnation. Prior to closing the acquiring party may appear and defend in any condemnation proceedings, together with conveying party, as their interest may appear. Any condemnation award received prior to closing will become the property of the acquiring party. At the closing, the acquiring party will be assigned the conveying party's rights and interest which results in such condemnation. The conveying party will execute any instruments necessary to assign such rights and interest.

G. Termination of Agreement. In the event either party elects to terminate this Agreement as provided for in this Agreement, the terminating party shall so notify the other party in writing within the time period provided therefor, and in such event, this Agreement will be rendered null and void.

ARTICLE III. THE CLOSING.

A. The Closing. All funds, documents, and other items required herein will be delivered to the offices of the Title Company on or before five o'clock p.m., thirty (30) days after the Effective Date (the "closing date"); on or before such time, if all requirements to closing this transaction have been satisfied, the funds, documents, and other items required herein will be delivered to the respective Parties pursuant to the terms hereof (said delivery being known herein as the "Closing").

B. Closing Responsibilities. Each party shall deliver at Closing:

1. A duly executed and acknowledged special warranty deed conveying good and marketable title in fee simple to the respective properties, free and clear of any and all liens, except for liens expressly provided for herein, if any, and free and clear of any and all encumbrances and conditions, easements, assessments, reservations, and restrictions, except for Permitted Exceptions;

2. An Owner's Policy of Title Insurance (the "Title Policy") in the amount of the exchange value, dated as of closing, issued on the form prescribed by the Texas Insurance Commission, insuring fee simple title to the property to be good and indefeasible subject only to Permitted Exceptions, and the standard printed exceptions, contained on said form, provided that:

Attachment: 2022-114 EXH 'A' Agreement for exchange and purchase of real property-final (3801 : 2022-114 RES city property surplus &

Attachment: 2022-114 EXH 'A' Agreement for exchange and purchase of real property-final (3801 : 2022-114 RES city property surplus &

3. Possession of the respective property, together with all improvements thereon (including any keys in each party's possession.);

4. Evidence of its capacity and authority to close this transaction, and all other documents necessary for the closing.

C. Expenses. Each party shall pay their respective costs relating to their property of releasing existing loans, recording the releases, the Owner's title policy, one-half of any escrow fee, the expense of preparing the deed and any bill of sale, assignment, or any other instruments required to convey their Property interests conveyed herein, their attorney's fees, any survey, and any other expenses stipulated to be paid by the conveying party under the provisions of this Agreement.

D. Taxes. Taxes will be prorated to the date of closing. Provided, however, each party covenants to contribute and pay that party's proportionate share of taxes in excess of the amount prorated at the time of closing.

E. Commission. Pruett and City each represent to one another that no real estate broker or agent is entitled to any commission with respect to the sale herein contemplated herein.

ARTICLE IV. DEFAULT.

If either party fails to comply herewith, the non-defaulting party may enforce specific performance hereof, or seek such other relief as may be provided by law.

ARTICLE V. ATTORNEYS' FEE.

If either party, or any escrow agent is a prevailing party in any legal proceeding brought under or with relation to this Agreement or this transaction, such party is entitled to recover from the non-prevailing Parties all costs of such proceeding and reasonable attorney's fees. This paragraph shall survive the Closing.

ARTICLE VI. MISCELLANEOUS.

A. Time for Performance. If the date of closing or the final date for any notice or action required, permitted, or otherwise provided for by this Agreement fails on a weekend or a holiday for which the Title Company is closed for business, the date will be extended until five o'clock p.m. on the first business day thereafter.

B. Construction. The captions used in this Agreement are for convenience only, do not constitute a part of the Agreement, and will have no effect upon the construction or interpretation of any term, covenant, or condition herein.

C. Notices. Any notice to be given or information to be delivered to any party hereto in connection with this Agreement may be given by messenger or by certified or registered mail and will be deemed to have been given and received upon deposit of a certified or registered letter containing such notice, properly addressed, with postage prepaid in the United States mail or, if given by messenger, when delivered to and received by the Parties hereto at the following addresses:

Pruett: Pruett Realty, LLC
Attn: Cheney Pruett
5940 Summerhill Road
Texarkana, TX 75503
Phone: (903) 276-8176
Email: cheney.pruett@lendem.com

City: City of Texarkana, TX
Attn: David Orr, City Manager
220 Texas Blvd
Texarkana, TX 75501
Phone: (903) 798-3902
Email: david.orr@txkusa.org

Copy to: Atchley, Russell Law Firm
Jo Thomason
1730 Galleria Oaks
Texarkana, TX 75503
(903) 792-8246
Email: jthomason@arwhlaw.com

D. Survival. Any covenant or agreement herein which contemplates performance after the time of closing of this Agreement will not be deemed to be merged into or waived by the instruments of closing, but will expressly survive and be binding upon the Parties obligated thereby.

E. Effective Date. The Effective Date of this Agreement will be the date on which it is received by the Title Company (the "Effective Date").

Attachment: 2022-114 EXH 'A' Agreement for exchange and purchase of real property-final (3801 : 2022-114 RES city property surplus &

F. Non-foreign Seller. Each conveying party hereby represents and warrants that it is not a foreign person, and agrees to provide at closing, if requested by acquiring party, a non-foreign affidavit, executed and duly acknowledge, stating under penalty of perjury that conveying party is not a foreign person, that if conveying party is a domestic corporation, it is not and has not been a United States real property holding corporation (as defined in Internal Revenue Code Section 987 (C)) at any time following June 18, 1980, or during the five-year period preceding the date of closing, and stating conveying party's United States Taxpayer Information Number.

G. Parties Bound. This Agreement shall be binding upon and inure to the benefit of Pruett and City, and their respective heirs, personal representatives, successors, and assigns.

H. Time is of the Essence. The obligations and undertakings of the Parties hereto shall be performed within the time specified therefor, and failure to perform within such time shall constitute an event of default on the part of the party who fails to perform.

I. Entire Agreement. This Agreement for Exchange of Real Property sets forth all agreements between City and Pruett relative to the Properties. All prior negotiations and agreements are merged herein, and no subsequent agreement relative to the subject matter hereof or modification of this Agreement for Exchange of Real Property will be binding unless reduced to a writing signed by the party to be bound.

This Agreement must be signed by all Parties and delivered to the Title Company on or before five o'clock p.m. on _____2022, if not so signed and delivered, this Agreement will be null and void and of no force or effect.

[Signature Page Follows]

Attachment: 2022-114 EXH 'A' Agreement for exchange and purchase of real property-final (3801 : 2022-114 RES city property surplus &

Executed by City this _____ day of _____, 2022.

CITY OF TEXARKANA, TEXAS

By: _____
David Orr
Its: City Manager

Executed by Pruett this _____day of _____, 2022.

PRUETT REALTY, LLC

By: _____
William C. Pruett, Member

Attachment: 2022-114 EXH 'A' Agreement for exchange and purchase of real property-final (3801 : 2022-114 RES city property surplus &

Attachment: 2022-114 EXH 'A' Agreement for exchange and purchase of real property-final (3801 : 2022-114 RES city property surplus &

EXHIBIT "A"

Description of Pruett Property

Tract 1

T B MOORES A-398
PT
2017-11953 10/25/17
BLK/TRACT 5 6
2.22 ACRES

Tract 2

CITY/TRIGGS ADDN
2017-11953 10/25/17
BLK/TRACT 34
0.17 ACRES

Tract 3

CITY/TRIGGS ADDN
LOT 10
2017-11953 10/25/17
BLK/TRACT 35
0.16 ACRES

Tract 4

CITY/TRIGGS ADDN
LOT 9
2017-11953 M 10/25/17
BLK/TRACT 35
0.16 ACRES

EXHIBIT "B"

Description of City Property

Tract 1

SHILLING SOUTH
LOT 24 REPLAT
6002/81 3/3/11
BLK/TRACT 2
0.405 ACRES

Tract 2

SHILLING SOUTH
LOT 30 REPLAT
6002/81 3/3/11
BLK/TRACT 1
0.361 ACRES

Tract 3

SHILLING SOUTH 2ND
LOT 1 REPLAT
6002/81 3/3/11
BLK/TRACT 1
0.354 ACRES

Tract 4

SHILLING SOUTH 2ND
LOT 1 REPLAT
6002/81 3/3/11
BLK/TRACT 2
0.378 ACRES

Tract 5

SHILLING SOUTH 2ND
LOT 12 REPLAT
6002/81 3/3/11
BLK/TRACT 2
0.396 ACRES

Attachment: 2022-114 EXH 'A' Agreement for exchange and purchase of real property-final (3801 : 2022-114 RES city property surplus &

EXHIBIT "C"

Valuations

The Parties agree that the valuations set forth are accurate and represent the fair market value of such contributions and obligations as of the effective date of this Agreement. The Parties agree that the consideration set forth in the Agreement are in the best interests of the Parties and the citizens of the City of Texarkana, Texas.

Attachment: 2022-114 EXH 'A' Agreement for exchange and purchase of real property-final (3801 : 2022-114 RES city property surplus &

2022-114 EXH 'A'

Cheney Pruett Properties

9/8/2022, 8:47:29 AM

1:1,834

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.08 km

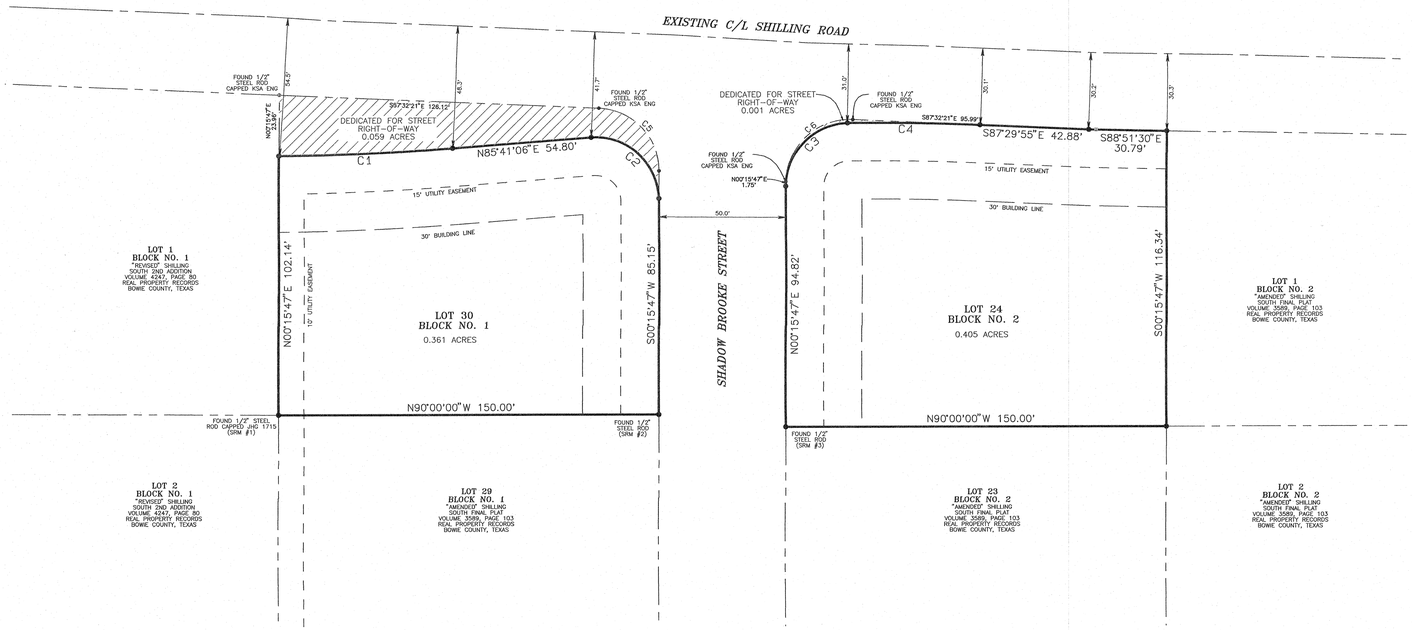
Esri Community Maps Contributors, TWU, Arkansas GIS Office, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph,

TWU Geograp

Disclaimer: Texarkana Water Utilities (TWU) maps are for display purposes only. TWU makes no guarantees, or warranties as to the accuracy, completeness, currency, or suitability of the information provided. TWU specifically disclaims a

2022-00004070 PLAT Total Pages: 1

GRAPHIC SCALE 1"=30'
0 30



CERTIFICATE OF DEDICATION BY OWNER

We, City of Texarkana, Texas, being the Owner of a tract of land as shown on the attached map or plat have caused the same to be surveyed, platted and subdivided as shown, and which subdivision shall hereafter be known as the Replat of part of Blocks 1 and 2 "Amended" Sllling South, a subdivision of a part of the J. W. Fort Headright Survey, Abstract 218, Bowie County, Texas, and by these presents. We hereby dedicate to the public in fee simple, the streets and roads as shown on this plat, and by this instrument, We hereby dedicate the easements shown on this plat for drainage purposes.

David Orr – City Manager
City of Texarkana, Texas

STATE OF TEXAS
COUNTY OF BOWIE

Before me, the undersigned authority in and for said County and State, on this day personally appeared David Orr, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL

this 30th day of March, 2022.

Notary Public State of Texas Ronnye Aubrey Commission Expires: 12/08/2024

Ronnye Aubrey
Notary Public, State of Texas
Comm. Expires 12/08/2024
Notary ID 132829420

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

We, the undersigned, do hereby certify that the Replat of part of Blocks 1 and 2 "Amended" Shilling South a subdivision of a part of the J. W. Fort Headright Survey, Abstract 218, Bowie County, Texas, together with the Owner's Certificate and Surveyor's Certificate of same were presented to the Planning Commission of the City of Texarkana, Bowie County, Texas, for its approval, and that said plat, Owner's Certificate, and Surveyor's Certificate being found to conform to the requirements in all respects, are in all things approved on this the 7th day of February, 2022.

Chairman

Planning Commission Approval Expires on June 9, 2022

Secretary

CERTIFICATE OF ENGINEER OR SURVEYOR

I, Jeffrey A. Wood, do hereby certify that I am a Registered Professional Land Surveyor in the State of Texas and that subdivision plat attached hereto correctly reflects the results of a survey made by me on the ground December 29, 2021, that the corner monuments are in place at points on the boundaries as shown, that there are no visible encroachments (other than shown on the map) or discrepancies, and that the subdivision shall be known as the Replat of part of Blocks 1 and 2 "Amended" Shilling South Subdivison, a subdivision of a part of the J. W. Fort Headright Survey, Abstract 218, Bowie County, Texas.

Jeffrey A. Wood
Registered Professional Land Surveyor
No. 6220, State of Texas
Firm Certificate No. 101011-00
Date: February 16, 2022

STATE OF TEXAS REGISTERED JEFFREY A. WOOD #6220 PROFESSIONAL LAND SURVEYOR

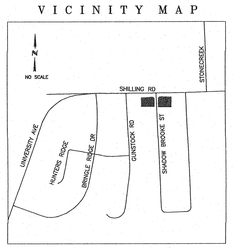
SURVEYOR NOTE:

THE PURPOSE OF THE REPLAT IS TO MAKE THE FOLLOWING CHANGES:

1) TO DEDICATE ADDITIONAL RIGHT-OF-WAY ALONG THE NORTH SIDE OF LOT 30, BLOCK NO. 1, & LOT 24, BLOCK NO. 2 OF THE "AMENDED" SHILLING SOUTH FINAL PLAT.

2) THIS REPLAT IS NOT IN VIOLOATION OF RESTRICTIVE COVENANTS AFFECTING THE PROPERTIES.

VICINITY MAP



NOTES:

ALL MONUMENTS ARE SET 1/2" STEEL RODS CAPPED MTG 101011-00 UNLESS OTHERWISE INDICATED.

BEARINGS ARE BASED ON THE PLAT OF "AMENDED" SHILLING SOUTH FINAL PLAT, ACCORDING TO THE PLAT RECORDED IN VOLUME 3589, PAGE 103 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS.

FLOOD STATEMENT:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48037C0355E, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 21, 2017, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATION MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ZONE "X" DENOTES AREAS OUTSIDE OF THE 500 YEAR FLOOD ZONE.

NOTE:
In providing this boundary survey, no attempt has been made to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility existing on the site, whether private, municipal or public owned. Subsurface and environmental conditions were not surveyed or examined or statement is made concerning the existence of underground or overhead conditions, containers or facilities that may affect the use or development of this property. Easement research was not done for this property by the surveyor, nor was a current title policy provided prior to this survey.

PROPERTY DESCRIPTION

ALL OF LOT NO. 30, BLOCK NO. 1 AND LOT NO. 24, BLOCK NO. 2 OF "AMENDED" SHILLING SOUTH FINAL PLAT, A SUBDIVISION OF A PART OF THE J. W. FORT HEADRIGHT SURVEY, ABSTRACT 218 BOWIE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 3589, PAGE 103 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS.

LINE	LENGTH	DELTA	RADIUS	CHD BEAR	CHORD
C1	68.49'	3°46'23"	1040.00'	N87°34'18"E	68.48'
C2	40.24'	92°13'43"	25.00'	S48°12'02"E	36.04'
C3	38.35'	87°33'07"	25.00'	N44°13'54"E	34.70'
C4	52.28'	3°07'13"	960.00'	S89°03'32"E	52.27'
C5	37.86'	86°43'54"	25.00'	S44°00'19"E	34.34'
C6	40.02'	91°43'01"	25.00'	N47°03'30"E	35.88'

Survey Reference Marker Table		
	Northing	Easting
SRM #1	7256820.2991	3312827.3681
SRM #2	7256820.2991	3312977.3697
SRM #3	7256815.4097	3313027.3478

THE STATE OF TEXAS

COUNTY OF BOWIE

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Bowie County, Texas.

2022-00004070 PLAT
04/05/2022 11:46:32 AM Total Fees: $71.00

Tina Petty, County Clerk
Bowie County, Texas

REPLAT OF PART OF BLOCKS 1 AND 2 "AMENDED" SHILLING SOUTH

BEING A REPLAT OF LOT NO. 30, BLOCK NO. 1, AND LOT 24, BLOCK NO. 3 OF "AMENDED" SHILLING SOUTH FINAL PLAT

Date	Revision/Description

Drawn By	Checked By	Project No.	Dwg. Date
BLB	JW	212372	1/19/2022

MTG engineers & surveyors
5930 SUMMERHILL RD.
TEXARKANA TEXAS 75503
P 903.838.8553 | F 903.832.4700
www.mtgengineers.com

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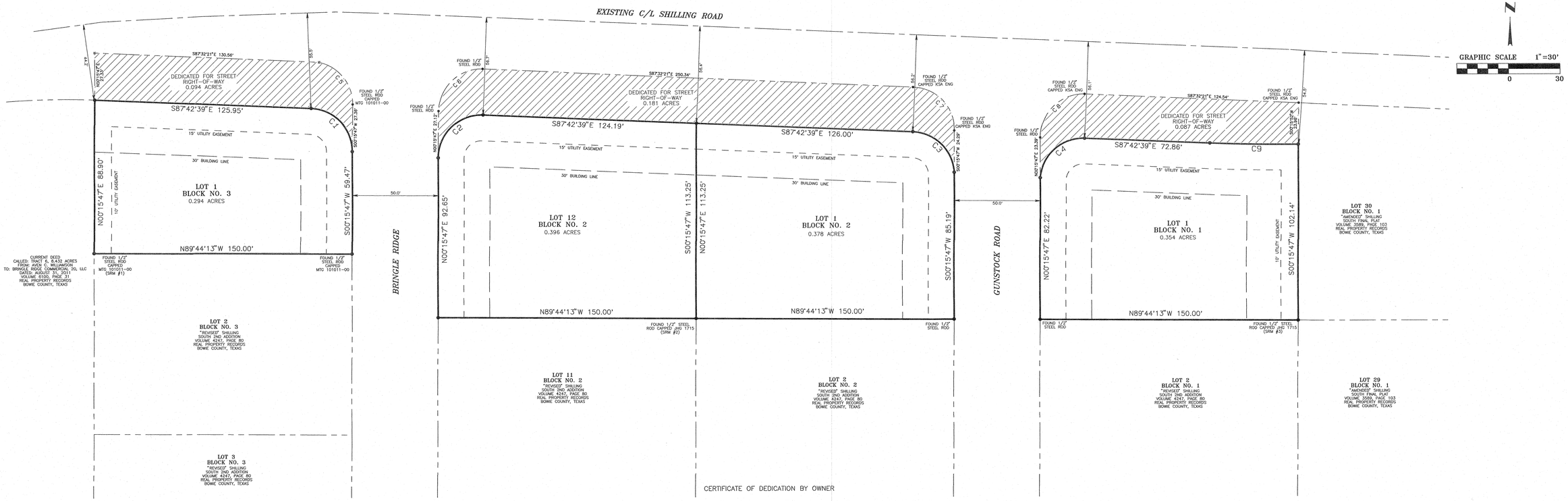
File No. Sheet No.

X:\2021 Projects\212372 City of Texarkana – Shilling Replat\212372 Shilling South Replat_PLAT.pro
Wed Feb 16, 2022 7:03AM

Attachment: 2022-114 EXH 'A' Agreement for exchange and purchase of real property-final (3801 : 2022-114 RES city property surplus & agreement)



PROPERTY DESCRIPTION

ALL OF LOT NO. 1, BLOCK NO. 1, LOTS 1 AND 12, BLOCK NO. 2, AND LOT 1, BLOCK NO. 3 OF "REVISED" SHILLING SOUTH 2ND ADDITION, A SUBDIVISION OF A PART OF THE J. W. FORT HEADRIGHT SURVEY, ABSTRACT 218 BOWIE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 4247, PAGE 80 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS.

LINE	LENGTH	DELTA	RADIUS	CHD BEAR	CHORD
C1	38.39'	87°59'22"	25.00'	S43°44'40"E	34.73'
C2	40.16'	92°02'16"	25.00'	N48°18'13"E	35.98'
C3	37.01'	84°49'00"	25.00'	S46°18'09"E	33.72'
C4	38.21'	87°34'28"	25.00'	N48°30'07"E	34.60'
C5	33.78'	77°22'16"	25.00'	S38°29'21"E	31.25'
C6	39.42'	90°20'59"	25.00'	N48°29'09"E	35.46'
C7	38.74'	88°47'40"	25.00'	S43°35'23"E	34.98'
C8	40.10'	91°53'59"	25.00'	N45°35'25"E	35.94'
C9	51.38'	2°49'31"	1040.00'	S89°07'37"E	51.38'

Survey Reference Marker Table		
	Northing	Easting
SRM #1	7256860.2483	3312127.5447
SRM #2	7256821.9062	3312477.3723
SRM #3	7256820.2991	3312827.3681

2022-00004069 PLAT Total Pages: 1

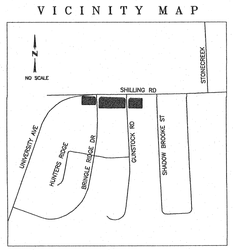
THE STATE OF TEXAS
COUNTY OF BOWIE

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Bowie County, Texas.

2022-00004069 PLAT
04/05/2022 11:46:32 AM Total Fees: $71.00

Tina Petty, County Clerk
Bowie County, Texas

VICINITY MAP



CERTIFICATE OF DEDICATION BY OWNER

We, City of Texarkana, Texas, being the Owner of a tract of land as shown on the attached map or plat have caused the same to be surveyed, platted and subdivided as shown, and which subdivision shall hereafter be known as the Replat of part of Blocks 1, 2, and 3, "Revised" Shilling South 2nd Addition, a subdivision of a part of the J. W. Fort Headright Survey, Abstract 218, Bowie County, Texas, and by these presents. We hereby dedicate to the public in fee simple, the streets and roads as shown on this plat, and by this instrument, We hereby dedicate the easements shown on this plat for utility purposes.

David Orr– City Manager
City of Texarkana, Texas

STATE OF TEXAS
COUNTY OF BOWIE

Before me, the undersigned authority in and for said County and State, on this day personally appeared David Orr, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL this 30th day of March, 2022.

Notary Public State of Texas — Commission Expires: 12/08/2024

Ronnye Aubrey
Notary Public, State of Texas
Comm. Expires 12/08/2024
Notary ID 132829420

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

We, the undersigned, do hereby certify that the Replat of part of Blocks 1, 2, and 3, "Revised" Shilling South 2nd Addition Subdivison, a subdivision of a part of the J. W. Fort Headright Survey, Abstract 218, Bowie County, Texas, together with the Owner's Certificate and Surveyor's Certificate of same were presented to the Planning Commission of the City of Texarkana, Bowie County, Texas, for its approval, and that said plat, Owner's Certificate, and Surveyor's Certificate being found to conform to the requirements in all respects, are in all things approved on this the 7th day of February, 2022.

Planning Commission Approval Expires on June 5, 2022

Chairman

Secretary

CERTIFICATE OF ENGINEER OR SURVEYOR

I, Jeffrey A. Wood, do hereby certify that I am a Registered Professional Land Surveyor in the State of Texas and that subdivision plat attached hereto correctly reflects the results of a survey made by me on the ground December 29, 2021, that the corner monuments are in place at points on the boundaries as shown, that there are no visible encroachments (other than shown on the map) or discrepancies, and that the subdivision shall be known as the Replat of part of Blocks 1, 2, and 3, "Revised" Shilling South 2nd Addition Subdivison, a subdivision of a part of the J. W. Fort Headright Survey, Abstract 218, Bowie County, Texas.

Jeffrey A. Wood
Registered Professional Land Surveyor
No. 6220, State of Texas
Firm Certificate No. 101011-00
Date: February 16, 2022

STATE OF TEXAS REGISTERED JEFFREY A. WOOD #6220 PROFESSIONAL LAND SURVEYOR

SURVEYOR NOTE:

THE PURPOSE OF THE REPLAT IS TO MAKE THE FOLLOWING CHANGES:

1) TO DEDICATE ADDITIONAL RIGHT-OF-WAY ALONG THE NORTH SIDE OF LOT 1, BLOCK NO. 1, LOTS 1 & 12, BLOCK NO. 2, & LOT 1, BLOCK NO. 3.

NOTES:

ALL MONUMENTS ARE SET 1/2" STEEL RODS CAPPED MTG 101011-00 UNLESS OTHERWISE INDICATED.

BEARINGS ARE BASED ON THE PLAT OF "REVISED" SHILLING SOUTH 2ND ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 4247, PAGE 80 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS.

THIS REPLAT IS NOT IN VIOLATION OF ANY RESTRICTIVE COVENANTS AFFECTING THE PROPERTIES.

FLOOD STATEMENT:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48037C0355E, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 21, 2017, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATION MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ZONE "X" DENOTES AREAS OUTSIDE OF THE 500 YEAR FLOOD ZONE.

NOTE:
In providing this boundary survey, no attempt has been made to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility existing on the site, whether private, municipal or public owned. Subsurface and environmental conditions were not surveyed or examined or statement is made concerning the existence of underground or overhead conditions, containers or facilities that may affect the use or development of this property. Easement research was not done for this property by the surveyor, nor was a current title policy provided prior to this survey.

REPLAT OF PART OF BLOCKS 1, 2, AND 3 "REVISED" SHILLING SOUTH 2ND ADDITION

BEING A REPLAT OF LOT NO. 1, BLOCK NO. 1, LOTS 1 & 12, BLOCK NO. 2, AND LOT 1, BLOCK NO. 3 OF "REVISED" SHILLING SOUTH 2ND ADDITION

Date	Revision/Description

Drawn By	Checked By	Project No.	Dwg. Date
BLB	JW	212372	1/19/2022

File No. | Sheet No.

MTG engineers & surveyors
5630 SUMMERHILL RD.
TEXARKANA TEXAS 75503
P 903.838.8533 | F 903.832.4700
www.mtgengineers.com

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X:\2021 Projects\212372 City of Texarkana – Shilling Replat\212372 Shilling South 2nd Replat_PLAT.pro
Wed Feb 16, 2022 7:04AM

Attachment: 2022-114 EXH A' Agreement for exchange and purchase of real property-final (3801 : 2022-114 RES city property surplus & agreement)

APPRAISAL REPORT

OF
Office/shop/warehouse on large paved site
Located at
903 Elm Street
Along with vacant lots at 812-814 Elem Street
Texarkana, Texas 75501

"AS IS"

AS OF
July 15, 2021

PREPARED FOR
Mr. Dusty Henslee, P. E., CFM
Director of Public Works
City of Texarkana, Texas
220 Texas Boulevard
Texarkana, Texas 75501

Prepared by
Pam Bonds, MAI, SRA
The Appraisal Group
3601 North Robison Road
Texarkana, Texas 75501

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

THE APPRAISAL GROUP
Real Estate Appraisals
3601 North Robison Road
Phone (903) 793-3211 Texarkana, TX 75501 Fax (903) 793-3307

July 29, 2021

Mr. Dusty Henslee, P. E., CFM
Director of Public Works
City of Texarkana, Texas
220 Texas Boulevard
Texarkana, Texas 75501

Re: Appraisal Report, 903 Elm Street, along with two additional lots located across Elm Street, Texarkana, Bowie County, Texas 75501

Dear Mr. Henslee:

Pursuant to your request, I have prepared an appraisal for the above referenced property. The purpose of this appraisal is to estimate the market value of the subject property's fee simple interest for use in possible purchase/negotiation/internal decision making. The property is currently vacant. The owner purchased the property in 2017 along with a business and business owned properties. The owner has since constructed a new building/site for continuation of that business and has offered the property for sale – no actual listing or offer and acceptance or asking price was provided to me. This appraisal is intended for the use of the client only.

This appraisal analysis is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice. This report is also intended to comply with Title XI of the Financial Institutions Reform, Recovery and Enforcement Act of 1989 (FIRREA).

The attached report details the scope of the appraisal, level of reporting, definition of value, valuation methodology, and pertinent data researched and analyzed in the development of this appraisal.

I certify that I have no present or contemplated future interest in the property beyond this estimate of value. Your attention is directed to the Limiting Conditions and Assumptions of this report. Acceptance of this report constitutes an agreement with these conditions and assumptions.

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

July 29, 2021, Page 2, continued

Statements of fact are, to the best of my knowledge, correct, and compensation for making the appraisal is not contingent on the value conclusions reported herein. I have in the past completed appraisal assignments of similar properties and believe the competency provision to be fulfilled. I have included supporting data, reasoning, etc.

I have no knowledge of the presence of hazardous materials; however, this is not my field of expertise, and recommendation of the retention of an expert in this field is made.

The appraisal problem, as applied to the subject, is to determine the following stages of value:

1) Market Value, "AS IS" on the Appraisal Date - An opinion of the market value of the property in the condition observed upon inspection, and as it physically and legally exists, without hypothetical conditions, assumptions, or qualifications, as of the date the appraisal is prepared.

I have included a sketch of the approximate perimeter and office/kitchen plan of the structure, a sketch of the approximate site area at the improved site and a legal map for the two vacant lots located across the street from the improved site. No plans or surveys were provided.

I have attached the pertinent pages from the property inspection report and have assumed that the stated areas of concern are generally typical for age/type of property/construction. I have included a FEMA map at the subject location indicating that all of the subject site and vacant two lots are impacted by the FEMA flood zone, and have also included a wetlands map from the publicly available wetlands mapper, and have assumed that no unknown wetlands impact the utility of the subject property – no wetlands are indicated at the map available to me.

See the current market conditions statement under COVID-19 and within the body of the report. Additionally, I have researched the larger commercial real estate brokerages' expectations regarding the impact of the uncertainty and recession associated with COVID-19 shutdowns, restrictions, etc., and believe, from this research, that local industrial/office/warehouse type properties have been minimally impacted

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

July 29, 2021, Page 2, continued

The **"AS IS"** value estimate***, as of the effective date of the appraisal, July 15, 2021***, under all assumptions and limiting conditions of this appraisal, at the subject property located at 903 Elm Street [along with the two lots located across Elm Street from the improved site], Texarkana, Bowie County, Texas is:

MARKET VALUE CONCLUSION			
APPRAISAL PREMISE	**INTEREST APPRAISED**	**DATE OF VALUE**	**VALUE CONCLUSION**
"AS IS"	**Fee Simple Estate**	**July 15, 2021**	**$179,000.00**

I have interviewed several office/warehouse/production type market participants [brokers, leasing agents, etc.] and expect marketing time for such properties to remain within the typical 12 months marketing time.

BREAKDOWN:

	903 ELM/AS IS	**2 LOTS/VACANT**	**TOTAL**
RECONCILED VALUE ESTIMATE…….	**$172,000.00**	**$7,000.00**	**$179,000.00**

Extraordinary Assumptions: I have assumed no environmental problems exist at this site – I have no reason to believe the site has environmental problems, but no reports were provided. I have assumed that the site size is approzimately as estimated and that all improvements are located within the boundaries of the site, since no survey was provided. Use of these extraordinary assumptions may impact the final value reported.

Respectfully submitted,

The Appraisal Group
3601 North Robison Road
Texarkana, Texas 75503

Pam Bonds, MAI, SRA
Member #12014
Arkansas Certification # CG 0336
Expires 06/30/2022
Texas Certification #TX 1320451-G
Expires 04/30/2023

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

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Letter of Engagement
Deed for legal description
Bowie County Tax Appraisal district information printout
Property Inspection summary
COVID-19 Research articles
Arkansas Certification
Texas Certification

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Executive Summary

Property Information:

Subject Property: Existing metal building office/warehouse/shop
Address: located at 903 Elm Street, Texarkana, Tx 75501
Along with two vacant lots across Elm Street
Tax ID: **03840020800, 03840020900, 16380002300**
Property Type: Office/shop – automotive
Owner of Record: Pruett Realty, LLC

Building Characteristics:

Gross Building Area: **4,952 SF**

	AREA	PERCENT
OFFICE	1,440	29%
SHOP	3,512	71%
TOTAL	4,952	100%

Site Characteristics:

Land Area: 96,703 SF/Improved site; 14,000 SF vac lots
Zoning Designation: C-Commercial zoning
Conforming: **Assumed to be conforming**

Highest and Best Use:

As if Vacant: **Commercial**
As Improved: **Commercial**

Valuation Information:

Property Interest Appraised: **Fee Simple**
Effective Date of Appraisal: **July 15, 2021**
Date of this Report: **July 29, 2021**
Exposure time: **12-24 months**
Marketing Period: **12 months**

Market Value Indications:

INDICATIONS - SITE	*AS IF VACANT*	*VACANT LOTS*
SITE VALUE AS IF VACANT.....	$40,000.00	$7,000.00

INDICATIONS AT IMPROVED SITE	*AS IS*	*VACANT LOTS*	*TOTAL*
COST APPROACH.....	NOT COMPLETED		
SALES COMPARISON.....	$172,000.00	$7,000.00	$179,000.00
INCOME APPROACH.....	NOT COMPLETED		

	903 ELM/AS IS	2 LOTS/VACANT	TOTAL
RECONCILED VALUE ESTIMATE.....	$172,000.00	$7,000.00	$179,000.00

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

COVID-19 Statement

Global outbreak and United States' declaration of a State of Emergency due to COVID-19, resulted in turmoil in financial markets. Direct and indirect effects, if any, of this event on the national, regional and local economy and the market in which the subject property is located remains unknown.

My valuation is based on the information available as of the date of valuation. Heightened uncertainty in many real estate sectors continues. Caution should be exercised when relying upon my valuation, due to this uncertainty.

Values and incomes may change more rapidly and significantly than during standard market conditions, and I recommend that you keep the valuation of this property under frequent review. I have interviewed local realtors and managers and I can find no support that this State of Emergency is expected to have a long-term negative impact upon local office/warehouse type properties such as the subject at the local level and have applied no adjustments as of the date of the appraisal.

At the addendum to this report, I have included copies of articles published online by CB Richard Ellis, a worldwide real estate experts, and by the National Association of Realtors regarding forecasts at the impact from COVID-19 and closures, reopening and extended impact. Both seem to lean toward a lesser impact at most industrial properties in the long term, and the local realtors have seen very little impact at industrial and office/warehouse type properties.

The development and now availability of various Covid-19 vaccines for most of the adult population is expected to further lessen the impact upon property types similar to the subject, but outbreaks continue and volatility in several sectors continue.

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Appraisal Specifics

Appraisal Purpose

The purpose of this appraisal is to estimate the **AS IS** market value of the fee simple interest in the subject property as of the effective date of the appraisal, July 15, 2021, the date that I personally inspected the property. The objective of this appraisal is to estimate the market value of the subject property in conformance with the guidelines and Standards of Professional Appraisal Practice of the Appraisal Foundation.

Intended Use

The intended use of this appraisal is exclusively for the herein named client, City of Texarkana, Texas for internal decision making purposes and/or possible negotiations.

Intended User(s)

This appraisal is intended for the use of the client only.

Market Value Definition

The following definition of market value is used by agencies that regulate federally insured financial institutions in the United States, and the source is: (12 C.F.R Part 34.42(h); [55 FR 34696, Aug. 24, 1990, as amended at 57 FR 12202, Apr. 9, 1992; 59 FR 29499, June 7, 1994; 79 FR 28400, May 16, 2014; 83 FR 15035, Apr. 9, 2018; 84 FR 53597, Oct. 8, 2019])

"*Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby*:

> *(1) Buyer and seller are typically motivated;*
>
> *(2) Both parties are well informed or well advised, and acting in what they consider their own best interests;*
>
> *(3) A reasonable time is allowed for exposure in the open market;*
>
> *(4) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and*
>
> *(5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."*

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Property Rights Appraised

Fee Simple Estate – This is the applicable property rights
The unencumbered fee simple estate, defined in (*The Dictionary of Real Estate Appraisal, Sixth Edition, 2015)* [published by The Appraisal Institute], page 90, as:

"absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by governmental powers of taxation, eminent domain, police power, and escheat"

No consideration was given to any liens, title defects, or other legal or financial encumbrances that may or may not exist, and the mineral interests, if any, have not been appraised, and have been considered only to the extent that they may affect the value of the fee interest. The property is appraised subject to existing easements for public roads, highways, public utilities, etc.

Leased Fee Interest – not applicable
The property rights known as the leased fee interest, are defined in (*The Dictionary of Real Estate Appraisal, Sixth Edition, 2015)* [The Appraisal Institute], page 128, as:

"The ownership interest held by the lessor, which includes the right to receive the contract rent specified in the lease plus the reversionary right when the lease expires."

The leased fee interest was not considered applicable – the property is currently vacant and expected to become owner-occupied upon sale.

Five-Year Sale History

Deed records indicate current ownership in the name of Pruett Realty, LLC as recorded in Volume 2017, Page 11953, on October 25, 2017 in the deed records of Bowie County, Texas. Purchase price at that time was not stated; however, the purchase included additional equipment and business enterprise and FF&E.

Current Listing/Pending Contracts

No current listings or pending contracts were revealed to me.

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Date of the Appraisal and Date of the report

The effective date of the appraisal is the date I physically inspected the property, July 15, 2021. The date of the report is the date of preparation, July 29, 2021.

Exposure time

The Appraisal Standards Board of the Appraisal Foundation defines exposure time as:

The estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based upon an analysis of past events assuming a competitive and open market.

Based upon an analysis of the sales data, and overall market area, it is my opinion that the appropriate exposure time is twelve to twenty-four months, assuming a reasonable price and competent marketing/management.

Reasonable Marketing Time

Reasonable marketing time is the time that it *might* take to sell a specific property interest during the period immediately after the effective date of the appraisal. This estimate may be based upon statistical information, information gathered through sales verification, discussions with active market participants, and anticipated events/changes in market conditions.

Based upon market data gathered for this report, and interviews with local realtors and property managers, a reasonable marketing time is expected to be approximately twelve months in similar owner-occupied office/shop/warehouse type properties in the local market.

Competency

I have experience in the appraisal of properties similar to the subject, and am deemed qualified by education, training and experience in the preparation of such reports, to comply with the Competency Provisions of USPAP.

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Environmental

The subject property appears to have been an improved office/warehouse for more than 55 years. Actual age is unknown but estimated to be approximately 55 years.

I have no knowledge about underground storage tanks that may have ever occupied this property, nor any building materials contained within the structure that may contain environmental contaminants, but I was provided no environmental inspections. I am not qualified to detect the presence of environmental hazards, and am including this advisory that experts in the environmental field should be contacted for a definitive statement regarding the possibility of problems at this site. ***Therefore, I have assumed that there are no environmental issues impacting this site.*** **For purposes of this analysis, I have assumed that there are no environmental problems at this site, and have no reason to believe that any such conditions exist at this site.**

Identification of the Property

The subject improvements are a metal structure that is utilized as office space, with shop area, and a large paved storage lot.

The property is addressed as 903 Elm Street, Texarkana, Texas, 75501, along with two vacant lots addressed as 812 and 814 Elm Street, Texarkana, Texas.

No survey was provided, and I have estimated site sizes from the following legal descriptions at the most recent deed.

Legal Description:

812 Elm:
Lot Numbered NINE (9) in Block Numbered THIRTY-FIVE (35) of the Original City of Texarkana, Bowie County, Texas, also known as TRIGGS ADDITION.

814 Elm:
Lot Numbered TEN (10) in Block Numbered THIRTY-FIVE (35) of the Original City of Texarkana, Bowie County, Texas.

903 Elm:
All that certain tract or parcel of land located in the THOMAS B. MOORE HEADRIGHT SURVEY, Abst. No. 398, and being part of Blocks No. 5 and 6 of the subdivision of the said Thomas B. Moore Headright Survey, and more particularly described by metes and bounds as follows;

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

BEGINNING at the Southeast corner of Block No. 6 and the Northeast corner of Block No. 5 of the subdivision of the Thomas B. Moore Headright Survey;
THENCE North 154 feet to a stake set in the West boundary line of Elm Street;
THENCE North 26° 40' West with the West boundary line of Elm Street, 309.5 feet to a stake set in the West boundary line of Elm Street and the South boundary line of Tenth Street;
THENCE South 63° 20' West with the South boundary line of Tenth Street, 324.4 feet to a stake;
THENCE South 28° 40' East, 761.3 feet to a stake;
THENCE North 63° 20' East, 102.1 feet to a stake set in the West boundary line of Ward Street;
THENCE North with the West boundary line of Ward Street, 357.6 feet to the POINT OF BEGINNING.
Being the same property conveyed by those certain Deeds executed by R.W. Burnett and wife, Dale Burnett, in favor of C.A. Lee, recorded in Volume 253, Page 178 and Volume 253, Page 180 of the Deed Records of Bowie County, Texas.

SAVE AND EXCEPT from the above described tract of land, the following:
BEGINNING at an iron pin for corner at the intersection of the South boundary line of Tenth Street and the West boundary line of Elm Street, the Northeast corner of said Lee land;
THENCE South 61° 20' West, 324.4 feet with the South boundary line of Tenth Street to an iron pin for corner, the Northwest corner of said Lee land;
THENCE South 28° 40' East, 236.12 feet to an iron pin for corner on the West boundary line of said Lee land;
THENCE North 61° 42' 33" East, passing at 26.41 feet the corner of a chain link fence and continuing 260.5 feet with said fence to a corner in said fence, and continuing a total distance of 324.41 feet to an iron pin for corner on the West boundary line of Elm Street;
THENCE North 28° 40' West, 238.25 feet with the West boundary line of Elm Street to the PLACE OF BEGINNING, containing 1.766 acres of land, more or less.

ALSO SAVE AND EXCEPT the following:
All that certain tract or parcel of land described as a portion of Lots 5 and 6 of the subdivision of the T.B. Moore Headright Survey, Bowie County, Texas, and being a portion of the same land described in a deed from Western Sports, Inc. to Texarkana Auto Auction, Inc. dated April 13, 1979, and recorded in Volume 648, Page 83, Deed Records, Bowie County, Texas, and being more particularly described by metes and bounds as follows:
COMMENCING at a point for corner at the Northeast corner of said Lot No. 6;
THENCE S 00° 20' 00" W, with the East line of said Lot No. 6, 248.62 feet to a point for corner in the North right-of-way line of 8th Street;
THENCE S 74° 22' 00" W, with said 8th Street right-of-way, 153.49 feet to a point for corner on the East right-of-way line of the K.C.S. Railroad and the POINT OF BEGINNING for the herein described tract;
THENCE N 26° 56' 30" W, with said Railroad right-of-way, 400.22 feet to a point for corner at the Southeast corner of a certain 1.776 acre tract of land conveyed to the City of Texarkana, Texas, by Western Sports, Inc.
THENCE 83° 18' 22" E, with the South line of said 1.776 acre tract, 28.69 feet to a point for corner at a fence corner;
THENCE S 26° 21' 19" E, with a fence line, 405.01 feet to a point for corner at a fence corner, said point being in the North right-of-way line of said 8th Street;

THENCE S 74° 22' 00" W, with said 8th Street right-of-way line, 24.93 feet to the POINT OF BEGINNING, containing 0.25 acre of land, more or less.

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Appraisal Scope

According to the Uniform Standards of Professional Appraisal Practice, it is the appraiser's responsibility to determine the appropriate scope of work. USPAP defines the scope of work as:

> The amount and type of information researched and the analysis applied in an assignment. Scope of work includes, but is not limited to, the following:
>
> - the degree to which the property is inspected or identified;
> - the extent of research into physical or economic factors that could affect the property;
> - the extent of data research; and
> - the type and extent of analysis applied to arrive at opinions or conclusions.

SCOPE OF WORK	
Property Identification and Inspection:	The subject has been identified and inspected by the appraiser(s) as follows: A complete interior and exterior inspection of the subject was made, and photographs were taken. I have included exterior dimensions, sketch of the approximate floor plan, and sketch of the approximate site dimensions of the site in use, from the legal description, etc., within the body of this report.
Analysis of Physical Factors:	All pertinent physical factors were analyzed.
Analysis of Economic Factors:	All pertinent economic factors were analyzed.
The Extent of Data Research:	The appraiser(s) maintain a current and comprehensive database of office/warehouse/shop type sales and listings for the Texarkana market area. In addition to market data developed in the course of previous appraisal work and retained in the appraiser(s) work files, other sources of information include: • Texarkana MLS, realtors • Lenders • Buyers, sellers, investors • Other appraisers • Miller County and Bowie County Deed Records Where warranted, market data has been confirmed by a party to the transaction, or other reliable source.

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The Type and Extent of Analysis: Cost Approach: This approach is applicable, however, is considered less reliable when estimating the value at properties that are over 55 years in actual age, with depreciation considered to have an impact upon the property, and has not been completed in this analysis; however the contributory value of the site was estimated in the cost approach section. A separate grid has been included for the estimate of the two vacant tracts that are located across the street from the improved site.

Sales Comparison Approach: This approach is applicable, necessary and has been fully developed.

Income Approach: This approach is applicable, but not necessary in the development of a credible appraisal analysis of a property similar to the subject. The majority of similar properties are owner/occupied in Texarkana, and few leases and sales of similar properties are available for the development of the income approach. The income approach was not developed in this appraisal.

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Limiting Conditions and Assumptions

Acceptance of and/or use of this report constitutes acceptance of the following limiting conditions and assumptions; these can only be modified by written documents executed by both parties.

1. This Appraisal Report is intended to comply with the reporting requirements set forth under Standards Rule 2-2 of the Uniform Standards of Professional Appraisal Practice for an Appraisal Report. As such, it presents summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated below. The appraiser is not responsible for unauthorized use of this report.

2. No responsibility is assumed for legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise state in this report.

3. The property is appraised free and clear of any or all liens and encumbrances unless otherwise stated in this report.

4. Responsible ownership and competent property management are assumed unless otherwise stated in this report.

5. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.

6. All engineering is assumed to be correct. Any plot plans and illustrative materials in this report are included only to assist the reader in visualizing the property.

7. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.

8. It is assumed that there is full compliance with all applicable federal, state, and local laws, ordinances, regulations, building standards, use restrictions and zoning unless the lack of compliance is stated in the appraisal report. Determining and reporting on such compliance were not part of the scope of work for this assignment.

9. It is assumed that all water, sewer facilities and utilities (whether existing or proposed) are or will be in good working order, are safe for use, and are or will be sufficient to serve the current or proposed uses of the subject property or any structures or other improvements. Determining and reporting on such matters were not part of the scope of work for this assignment.

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Limiting Conditions and Assumptions - continued

10. It is assumed that all required licenses, certificates of occupancy or other legislative or administrative authority from any local, state, or national governmental, or private entity or organization have been or can be obtained or renewed for any use on which the value estimates contained in this report are based.

11. Any sketch in this report may show approximate dimensions and is included to assist the reader in visualizing the property. Maps and exhibits found in this report are provided for reader reference purpose only. No guarantee as to accuracy is expressed or implied.

12. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless otherwise stated in this report.

13. Unless otherwise stated in this report, the past or current existence of hazardous materials or environmental contamination on, below or near the subject property was not observed or known by the appraiser. The appraiser, however, is NOT qualified to detect such substances or to make determinations about their presence. The presence of substances such as asbestos, urea-formaldehyde foam insulation and other potentially hazardous materials or environmental contamination may affect the value of the property. Unless otherwise stated, the value estimated is predicated on the assumption that there is no such material on, below, or affecting the property that would cause a loss in value. No responsibility is assumed for such conditions or for any expertise or engineering assistance required to discover them. The intended user is urged to retain an expert in this field, if desired.

14. Unless otherwise stated in this report, the subject property is appraised without a specific compliance survey having been conducted to determine if the property is or is not in conformance with the requirements of the Americans with Disabilities Act. The presence of architectural and communications barriers that are structural in nature that would restrict access by disabled individuals may adversely affect the property's value, marketability, or utility.

15. Any proposed improvements are assumed to be completed in a good workmanlike manner in accordance with the submitted plans and specifications.

16. The distribution, if any, of the total valuation in this report between land improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Limiting Conditions and Assumptions - continued

17. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event, only the proper written qualifications and only in its entirety.

18. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, new sales, or other media without prior written consent and approval of the appraiser.

19. Extraordinary Assumptions: I have assumed no environmental problems exist at this site – I have no reason to believe the site has environmental problems, but no reports were provided. I have assumed that the site size is approzimately as estimated and that all improvements are located within the boundaries of the site, since no survey was provided. Use of these extraordinary assumptions may impact the final value reported.

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Area Analysis 2021

Texarkana Metropolitan Area

Analysis of a local economy often focuses on trends in population, employment and income; hence, the conditions and prospects of a local economy are relevant for most appraisal assignments. The value of real estate in a community or region is affected by the strength of demand for its use. The economic condition of the community is a fundamental determination of the value of residential real estate in the market and of the value of office buildings, industrial buildings, retail properties and other types of real estate that serve the resident population.

The Texarkana, TX-Texarkana, AR Metropolitan Statistical Area (MSA), as defined by the United States Office of Management and Budget, was originally a two-county region anchored by the twin cities of Texarkana, Texas and Texarkana, Arkansas, and encompassing the surrounding communities in Bowie County, Texas and Miller County, Arkansas, and was expanded in 2012 to include Little River County, Arkansas. The Texarkana, TX-AR Metro Area has a combined population of 151,675 (2018 estimate).

Texarkana Post Office at the junction of State Line (33°26' 14"N, 94° 4' 3"W). The city is located at the junction of Interstate 30 and US Highways 59, 67, 71, and 82 in extreme northeast Texas or extreme southwest Arkansas, along the Texas-Arkansas border. It was rumored to have been named for its location on the state line between Bowie County, Texas and Miller County, Arkansas, just a short distance from the Louisiana border, although, there is some debate about the actual origins of the name, which was in use before the naming of the city. A more detailed history can be found at The Handbook of Texas Online. Annual Average Temperature 64.9 degrees, (January 44.4 degrees; July 82.8 degrees). Annual Average Rainfall 45.3 inches. Annual Average Snowfall 1.6 inches. Prevailing Wind Direction is Southwest. Elevation is 390 feet. Humidity (noon average) is 71%.

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

REGIONAL ANALYSIS – continued

The topography is generally forest with hills, and includes clay, sandy and alluvial soils. The Red River travels along the northern boundaries of Miller and Bowie Counties, and the southern boundary of Little River County, in an east and west direction. There are 5 rivers and more than 100 lakes within a 50-mile radius. Millwood Lake is 22± miles north, and Lake Wright Patman is located 10± miles Southwest. Both provide water for the city.

LAND AREA	2021
City Limits	Square Miles
Texarkana, Ar	41.88 mi^2
Texarkana, Tx	29.46 mi^2
Counties	
Miller County, Ar	637 mi^2
Bowie County, Tx	923 mi^2
Little River, Ar	565 mi^2

Source: Texarkana Chamber of Commerce

History
Texarkana was founded in 1873 on the junction of two railroads. The name is portmanteau of TEXas, ARKansas, and nearby LouisANA. The Texarkana metropolitan area was first defined in 1960. then known as the Texarkana, TX-Texarkana, AR Standard Metropolitan Statistical Area, it consisted of Bowie County, Texas and Miller County, Arkansas. State Line Avenue follows the Texas-Arkansas state line throughout much of Texarkana. The two "sides" of Texarkana are separated only from a political standpoint. Thousands of locals actually live in one state and work in the other.

Government
Texarkana, Arkansas City Government, has a Mayor/Board type government, and Miller County has a County Judge & Quorum Court. Texarkana, Texas City Government has a Mayor/Council type government and Bowie County has a County Judge & Commissioners Court.

Transportation
Highway projects to expand area highways and relieve strain on the Richmond Rd. and Summerhill Rd. exits, including continuous access roads, expanded bridges, and I-30/US 59 interchange have been completed. I-49 was extended from Shreveport to Texarkana, with a future extension planned to Kansas City in the US 71 corridor. I-30 is being widened to 6 lanes (3 each way) between Texarkana (State Line and ¼ mile west of Kings Highway) by Tex Dot.

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REGIONAL ANALYSIS – continued

TRANSPORTATION

Railroads
- Union Pacific, Kansas City Southern and Amtrak
- More than 90 freight trains travel through Texarkana daily
- Amtrak service daily

Highways
- Interstate: I-30, I-49 complete to Louisiana and proposed I-69
- U.S. Highways: 59, 67, 71 and 82
- Texas State Highway: 93
- Arkansas State Highways: 296, 237, 245 and 196

Motor Freight
- Over 39 freight terminals
- Over 1 million tons of finished products shipped out annually
- Thousands of pounds of raw and consumer goods shipped in daily

Bus Service
- Greyhound Lines: Provides 38 connections daily
- Several local charter services available

Automobile Rental
- 7 local rental companies
- Over 325 rental vehicles located in Texarkana

Air
- Texarkana Regional Airport Runway: 6600 feet
- American Eagle and Continental Connection
- 4 daily round trip flights to Dallas/Ft. Worth International Airport
- And 4 non stop flights to Houston Intercontinental George Bush

Airport
- Fixed Based Operator: TAC Air
- Cargo Airlines: FedEx, United Parcel Service, Purolator Courier, Air Borne Express and Texarkana Air Freight

Water
- One day service via railway to the Port of Shreveport

Location and length of time goods in transit from Texarkana MSA

City	Miles	Days by Railcar	Days by Truck	Days by LTL
Atlanta	629	3	2	3
Chicago	771	2	2	3
Dallas	178	1	1	1
Houston	287	3	1	2
Kansas City	463	2	2	3
Los Angeles	1548	3	3	5
New Orleans	390	3	1	2
New York City	1363	4	3	5
St. Louis	486	2	1	2

Data from Texarkana Chamber of Commerce

- Texarkana Regional Airport Expansion Underway

The four-year construction process that will result in a new state-of-the-art air terminal at Texarkana Regional Airport began in October 2019 with the groundbreaking of a new taxiway adjacent to the main runway. While the taxiway construction will be completed this summer, there are three more one-year phases to the expansion project, which will be funded by a combination of local and FAA resources.

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ECONOMY AND BUSINESS OPPORTUNITIES

Spring 2021 – Texarkana Community Directory

The combined population of the twin cities is over 60,000 but includes a market of more than 149,000 people across the Texarkana TX-AR Metropolitan Statistical Area. Among these individuals is a dedicated and skilled workforce with a strong work ethic, resulting in successful operation and continued growth in several industries. Access to key market from the Midwest to the Gulf Coast, made convenient by proximity to several major interstates give Texarkana an edge in drawing opportunity.

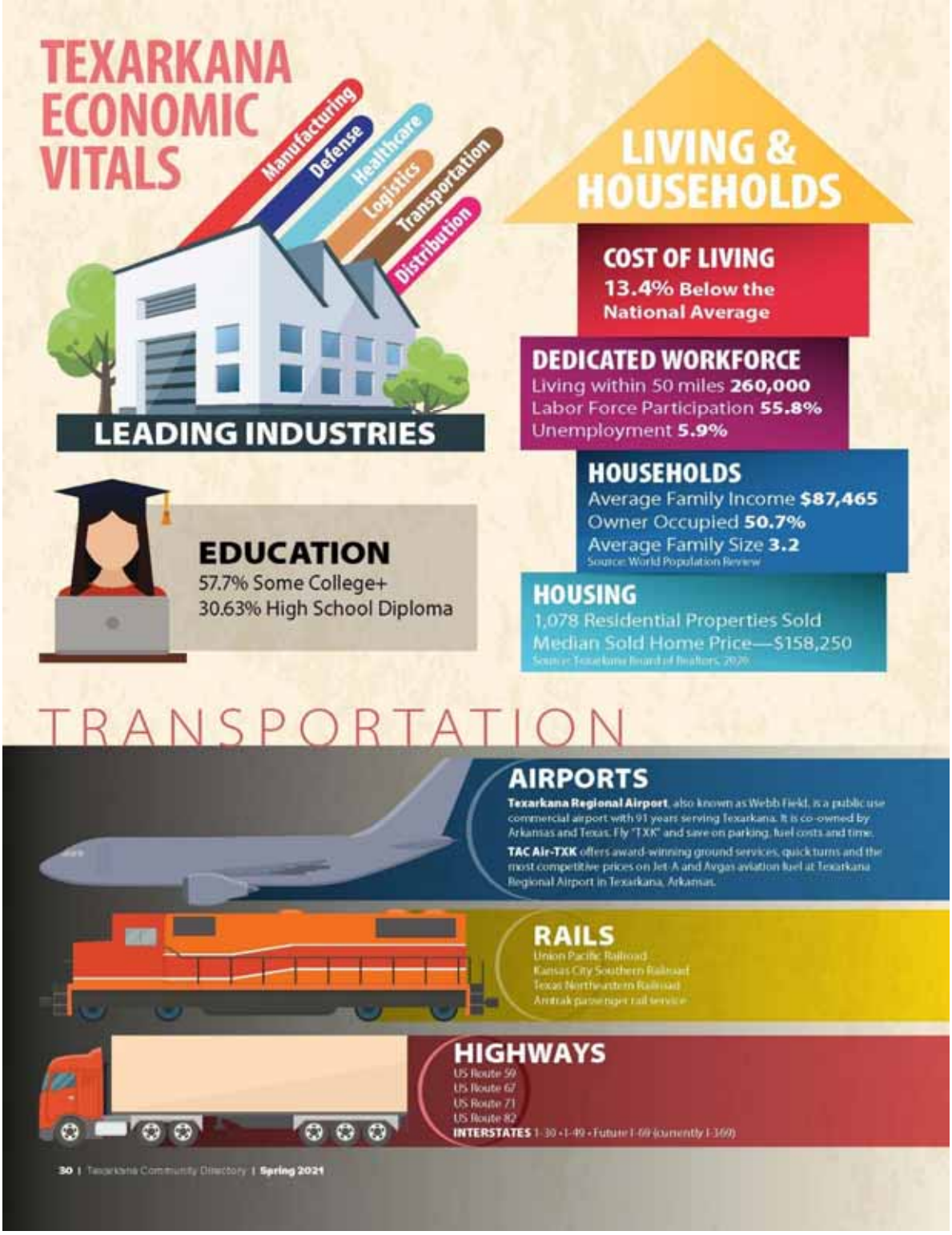
HOUSING AND COST OF LIVING

Spring 2021 – Texarkana Community Directory

According to Kiplinger's magazine, Texarkana ranks number 17 in their top 25 cities in the United States to live. The twin cities have a cost-of-living percentage that is 13.4% lower than the national average. Median household incomes are about $45,000 and the unemployment rate as of December 2020, was 5.9% compared to the national average of 6.7%.

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

SOURCE - TEXARKANA CHAMBER OF COMMERCE Spring 2021 – Texarkana Community Directory



Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

REGIONAL ANALYSIS – continued

Public Utilities Providers for Texarkana
Windstream Communication, CenterPoint Energy Arkla, Southwest Arkansas Electric Cooperative, AEP Southwestern Electric Power Company, CableOne, Texarkana Water Utilities, Bowie-Cass Electric Co-Op.

Population
The Texarkana metropolitan area has not experienced any major growth in population over the previous thirty years. The following charts show Texarkana MSA and county population growth.

Texarkana Market Overview 2021
Demographics Texarkana MSA Population

TEXARKANA MSA			
DATE	Population	% Change	Total Change
2012	149,705	0.06%	83
2013	149,687	-0.01%	-18
2014	149,592	-0.06%	-95
2015	149,827	0.16%	235
2016	150,257	0.29%	430
2017	150,254	0.00%	-3
2018	150,242	-0.01%	-12
2019	148,761	-0.39%	-586
2020	148,175	-0.40%	-586
2021	147,589	-0.40%	-586

Source: U.S. Census Bureau

County Population Growth

BOWIE COUNTY			
DATE	Population	% Change	Total Change
2012	93,129	0.22%	207
2013	93,487	0.38%	358
2014	93,502	0.02%	15
2015	93,494	-0.01%	-8
2016	93,994	0.54%	500
2017	93,977	-0.02%	-17
2018	94,324	0.37%	347
2019	93,245	-0.48%	-443
2020	92,802	-0.48%	-443
2021	92,359	-0.47%	-443

MILLER COUNTY			
DATE	Population	% Change	Total Change
2012	43,660	-0.22%	-97
2013	43,461	-0.46%	-199
2014	43,566	0.24%	105
2015	43,912	0.79%	346
2016	43,842	-0.16%	-70
2017	43,884	0.10%	42
2018	43,592	-0.67%	-292
2019	43,257	-0.50%	-335
2020	43,462	0.10%	205

Source: U.S. Census Bureau

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Economic Factors

Although the economy is generally agricultural, Texarkana also provides many jobs in manufacturing and distribution industries. The excellent natural resources of water, materials, and people lend support to continuous growth.

Texarkana is the regional medical center for a population of more than 400,000 within a 60-mile radius. Over 675 beds are staffed with more than 3,150 health care professionals in order to serve the medical needs of the region at Wadley and CHRISTUS St. Michael hospitals. Other medical facilities include two rehabilitation hospitals with 140 beds. Special needs of the elderly are filled by 10 full-care nursing homes, and 9 retirement and assisted living facilities.

Overall, the city of Texarkana presents a relatively stable environment and an attractive location in which to live and work. The city has historically exhibited gradual, moderate growth in population as well as economically. The city remains capable of continued expansion. The metropolitan area of Texarkana includes Bowie County, Texas, and Little River and Miller Counties, Arkansas. Texarkana is the central city located on the Texas-Arkansas state line, approximately 28 miles south of Oklahoma and 33 miles north of Louisiana. Texarkana is an excellent transportation center for an area that also includes portions of Oklahoma and Louisiana.

The economy has a strong agricultural base, as well as diversified manufacturing, distribution and service industries. Counties that surround the City of Texarkana have a commuting distance as far as a 35-mile radius. The following table lists the current employment data for the past few months through December 2020.

Texarkana, TX-Texarkana, AR

Texarkana, TX-AR

Data Series	Back Data	July 2020	Aug 2020	Sept 2020	Oct 2020	Nov 2020	Dec 2020
Labor Force Data							
Civilian Labor Force(1)		64.2	65.9	66.0	65.5	65.4	(P) 65.
Employment(1)		59.3	61.5	61.3	61.5	60.9	(P) 62.
Unemployment(1)		4.9	4.4	4.8	3.9	4.5	(P) 3.
Unemployment Rate(2)		7.6	6.7	7.2	6.0	6.9	(P) 5.

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

REGIONAL ANALYSIS – continued

TEXARKANA SCHOOLS

TEXARKANA, TEXAS PUBLIC SCHOOLS			
NAME	GRADES	STUDENTS	P/T RATIO
Liberty Eylau HIGH	09 thru 12	689	11.1
TEXAS HIGH	09 thru 12	1808	13.1
Pleasant Grove High	09 thru 12	671	12.1
Options Alternative	09 thru 12	64	12.1
Liberty Eylau Middle	06 thru 08	738	14.1
Texas Middle	06 thru 08	1454	14.1
Pleasant Grove Middle	06 thru 08	473	13.1
Redlick Middle	05 thru 08	215	14.1
Wake Village Elementary	PK thru 05	639	15.1
Liberty Eylau C K Bender	01 thru 04	662	14.1
Theron Jones Early Literacy	PK thru 02	401	14.1
Westlawn Elementary	03 thru 05	347	11.1
Liberty Eylau Primary	KG thru 01	471	15.1
Paul Laurence Dunbar Early	PK thru PK	306	20.1
Leary Elementary	PK thru 08	103	10.1
Nash Elementary	PK thru 05	691	17.1
Pleasant Grove Elementary	PK thru 02	505	22.1
Pleasant Grove Intermediate	03 thru 05	479	16.1
Martha & Josh Morris Math	KG thru 05	407	19.1
Spring Lake Park Elementary	PK thru 05	374	16.1
Highland Park Elementary	PK thru 05	368	14.1
Redlick Elementary	KG thru 04	296	15.1
Waggoner Creek Elementary	KG thru 05	293	14.1
Liberty Eylau Pre K	PK - PK	417	15.1
Alternative School	05 thru 12	34	4.2
PRIVATE SCHOOLS			
TEXARKANA SDA SCHOOL	01 thru 10	6	6
BETHEL SDA SCHOOL	01 thru 07	5	5
St. James Day School	PK thru 06	205	7
Liberty Eylau Christian	PK thru 03	71	6.8
COLLEGES			
Texarkana Community College		4061	
TEXAS A & M - Texarkana		2067	

TEXARKANA, ARKANSAS PUBLIC SCHOOLS			
NAME	GRADES	STUDENTS	P/T RATIO
Arkansas High	09 thru 12	1009	14.1
College Hill Middle	05 thru 06	674	14.1
North Heights Intermediate	07 thru 08	549	13.1
College Hill Elementary	PK thru 04	523	15.1
Edward D. Trice Elementary	KG thru 04	558	17.1
Fairview Elementary	PK thru 04	296	16.1
Union Elementary	PK thru 04	280	22.1
Vera Kilpatrick Elementary	PK thru 04	432	13.1
Washington Academy	07 thru 12	99	10.1

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

SOURCE: Texarkana Chamber Spring 2021 – Texarkana Community Directory

TEXARKANA HIGHER EDUCATION

Texarkana College

According to data reported in 2018 by the Texas Higher Education Coordinating Board, Texarkana College is the state's top performing community college for student completion and graduation rates.

Enrollment—4,061
Programs Available—33
In-state Tuition per Year—$2,960
Out-of-state Tuition per Year—$4,040
Largest nurse training program in the region

SUBMITTED PHOTO

Texarkana College is committed to advancing their community through attainable higher education and lifelong learning. Setting Texarkana College apart locally, they offer courses that include traditional academic fields of study along with specialized work-ready skills training programs such as welding, diesel mechanics, culinary, cosmetology and many others. Education that is top rate, affordable and accessible makes Texarkana College a highly valued asset to the twin cities.

Texas A&M University-Texarkana

Recently finished $40 million dollar construction projects to enhance this beautiful lake front campus.

Enrollment—1,723
Degree Programs Available—34
In-state Tuition per Year—$7,764
Out-of-state Tuition per Year—$20,273
Sports Teams—Baseball, Softball, Men's and Women's Basketball, Tennis and Soccer

SUBMITTED PHOTO

Set in the beautiful forest and lake-filled corner of Northeast Texas, A&M-Texarkana is a university where you can get a first-rate education in a nurturing, student-oriented environment. They offer a wide array of degree programs, small classes and an outstanding faculty and staff who take great pride in our close-knit academic community and seeing our students succeed.

University of Arkansas Community College at Hope-Texarkana

The Secondary Career Center provides area high school juniors and seniors with the unique opportunity to earn college credit while still in high school at no charge.

Enrollment –1,531
Programs Available—15
In-state Tuition per Year—$3,250
Out-of-state Tuition per Year—$4,300
Many privately funded scholarships available

PHOTO BY MATT CORNELIUS

The University of Arkansas Hope-Texarkana envisions itself as a twenty-first-century model community college. To make their vision a reality, UAHT reaches beyond traditional boundaries so students can overcome obstacles, achieve dreams and reach their full potential. Their goal is to empower a network of diverse and committed individuals to work creatively and collaboratively toward shared principles and the common goals. They endeavor to create learning environments that are nurturing, accepting, personalized and student focused. Their vow to the community is to try to always be attentive to their mission, cohesive in their approach and responsive to changing needs.

University of Arkansas for Medical Sciences

In 1993, the University of Arkansas for Medical Sciences established a Family Medicine Residency Program in Texarkana. This UAMS Regional Campus accepts eight new residents into its three-year program each summer. Residents are recent medical school graduates from UAMS College of Medicine and other accredited medical schools, who wish to become board certified in family medicine from the American Academy of Family Practice. As part of their residency training, UAMS Family Medicine Residents see patients in the UAMS Family Medical Center—Texarkana. This clinic also serves as a clinical site for UAMS students enrolled in the UAMS College of Medicine, UAMS College of Public Health, UAMS College of Pharmacy, and UAMS College of Nursing.

Spring 2021 – Texarkana Community Directory

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

SOURCE: Texarkana Chamber Spring 2021 – Texarkana Community Directory

TEXARKANA HOSPITALS

Wadley Regional Medical Center-A Steward Family Hospital

# of Beds: 385

PHOTO BY MATT CORNELIUS

Wadley Regional Medical Center is an acute care hospital that has served the Texarkana community since 1900. Wadley provides service to the people in a 16-county region in Texas, Arkansas and Oklahoma. They offer a full range of health care services including cardiovascular, neuroscience, orthopedics, senior care, women's services, obstetrics, neonatal intensive care, diagnostic and imaging services, wound care, breast health, 24-hour emergency care, critical care, intensive care, and rehab services.

Bringing technology and services to the community is a long-time tradition of Wadley. As the first hospital in Texarkana to achieve certification by The Joint Commission in 2008 as a Primary Stroke Center and designated by the State of Texas as Primary Stroke Center in 2009, Wadley is considered the area leader in stroke care. Wadley has the only mobile unit, the Wadley Scan, to provide non-invasive, cost-effective tests to determine risks for having a stroke or heart attack. Minimally invasive surgery was also brought to the community in 2009 by Wadley through the introduction of robotic surgery with the da Vinci Si surgical system.

Wadley's team of dedicated employees commit themselves not only to providing first class quality patient care but also to improving the overall quality of life in the communities served by giving back and getting involved.

Christus St. Michael Hospital

# of beds: 275

PHOTO BY MATT CORNELIUS

CHRISTUS St. Michael Health System, recognized as a High Performing Hospital by U.S. News & World Report for 2020-2021 and one of the nation's 50 Top Cardiovascular Hospitals in the Nation by Fortune and IBM® Watson Health®, is nestled within over 128 acres of oak, pine and dogwood trees along Interstate 30 in Texarkana, Texas.

Established in 1916 by the Sisters of Charity of the Incarnate Word as the Michael Meagher Memorial Hospital, CHRISTUS St. Michael continues to focus on their founding mission to "Extend the healing ministry of Jesus Christ." Our health care ministry provides patient-centered quality care through the Center for Joint Replacement, our designated Primary Stroke Center, the region's only Level III NICU (Neonatal Intensive Care unit), the region's only comprehensive cancer treatment center, as well as day surgery, vascular surgery, neurosurgery, cardiac/pulmonary rehabilitation, diagnostic radiology, therapeutic and wellness programs. CHRISTUS St. Michael is a recognized regional leader for cancer care, heart care, surgery, heart surgery and cancer care. CHRISTUS St. Michael offers the region's only Hybrid Operating Room, the region's only Electrophysiology (EP) Lab, and the region's only TrueBeam Linear Accelerator. CHRISTUS St. Michael is nationally recognized as a Magnet® hospital for excellence in nursing and holds the American College of Cardiology Accreditation as a Chest Pain Center with Primary PCI.

Encompass Health Rehabilitation Hospital of Texarkana

# of beds: 60

SUBMITTED PHOTO

Encompass Health Rehabilitation Hospital changed its name from HealthSouth in 2018. The name changed, but the care remains the same. Encompass Health Rehabilitation Hospital maintains a team of highly trained therapist, and nurses with extensive experience in the most up-to-date advanced therapeutic methods. As well, Encompass offers innovative technologies in the rehabilitation field.

Encompass Health is the largest inpatient rehab provider in the nation with over 130 hospitals nationwide. The Texarkana location is a 60-bed hospital serving the local and outlying communities. They take pride in disease specific programs that include stroke, amputation, hip fracture and cardiac, designated by The Joint Commission with the gold seal of approval for outcomes that surpass the national average benchmark.

Encompass Health provides professional physical, occupational and speech therapy, in addition to transition care for patients being transferred from acute care facilities and those needing to regain former levels of function after debilitating illness.

At Encompass Health Rehabilitation Hospital of Texarkana, you will receive the help you need to navigate those options, placing

Spring 2021 – Texarkana Community Directory

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

SOURCE: Texarkana Chamber Spring 2021 – Texarkana Community Directory

TEXARKANA HOSPITALS

your needs and goals first to ensure you receive better care for superior outcomes. This includes applying intense therapies, expert knowledge, and innovative solutions within the scope of our services, raising the bar for excellence as a healthcare leader.

Post-Acute Medical Specialty Hospital of Texarkana

# of Beds: 30

SUBMITTED PHOTO

When you or a loved one is hospitalized and too medically fragile to be discharged home, a skilled nursing facility or to a rehabilitation hospital, the choices are few. One option many are unaware of is long term acute care (LTAC). Post-Acute Specialty Hospital of Texarkana is the sole LTAC facility serving the Ark-La-Tex in a 70-mile radius. This Joint Commission certified hospital specializes in complex medical management and therapeutic care, 24 hours a day, 7 days a week, with daily assessment of patients by a physician.

PAM Specialty Hospital of Texarkana's commitment to the community is providing high-quality patient care and outstanding customer service, coupled with highly trained staff, to be the most trusted sources of post-acute services in the community. Some accelerated care programs offered include complex respiratory care, advanced wound care, post-surgical care, cardiac management, chronic disease management and readmission prevention.

Hospice of Texarkana Care Center

# of beds: 12

SUBMITTED PHOTO

Hospice of Texarkana, Inc. is the only non-profit hospice facility in the Texarkana area. Serving the region for the last 36 years with the most experienced end-of-life care. Hospice of Texarkana has supported thousands of patients and families with nursing care, medical equipment, medications, counseling, volunteers, grief support and chaplains.

While most hospice care is provided in private homes and long-term care facilities, there are times when hospice patients need short-term medical care for symptom management or respite care. Hospice of Texarkana Care Center, a state-of-the-art inpatient facility, was erected in 2016. Hospice of Texarkana, the only inpatient care center within a 75-mile radius, can provide a seamless transition to inpatient care without lengthy waiting room times.

The nonprofit agency was founded by the community and for the community in 1985 with a grant from the Junior League of Texarkana. The mission-driven, compassionate staff serves anyone needing care within the Texarkana, USA region. The agency is a 2020 Hospice Honors recipient, is accredited with the Community Health Accreditation Program and offers the prestigious We Honor Veterans program in partnership with the National Hospice and Palliative Care Organization.

Texarkana Emergency Center and Hospital

# of Beds: 4

PHOTO BY MATT CORNELIUS

Texarkana Emergency Center and Hospital is a distinct medical facility providing fast, efficient, comprehensive medical care to the Texarkana area. The creation of Texarkana Emergency Center and Hospital was an innovative and much needed resource for emergency room trained doctors, nurses and technologist that are available 24 hours a day, 7 days a week.

Texarkana Emergency Center provides quality clinical care through diagnosis and treatment of a wide range of ailments and injuries, including sprained and broken bones, viral infections as well as more serious, life-threatening conditions. Imaging and laboratory services with the most advanced equipment are available, and a team of highly trained laboratory and radiology technicians are there to give same day results. With wait times under ten minutes, Texarkana Emergency Center and Hospital is the preferred choice for trauma and injury care, cardiac monitoring, on-site pharmacy and more.

The physicians of Texarkana Emergency Center and Hospital are all board certified and are among the most achieved and skilled in the region. They are a highly trained team, committed to providing compassionate, expert emergency care to every patient.

Spring 2021 – Texarkana Community Directory

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

SOURCE: Texarkana Chamber Spring 2021 – Texarkana Community Directory

MAJOR EMPLOYERS IN THE TEXARKANA REGION		
Company	**Primary / Local function**	**Employees**
Red River Army Depot & Tenants	Manufacturer/ Processors	3887
CHRISTUS St. Michael Health System	General Medical Hospital	2400
Cooper Tire & Rubber	Manufacturer of Passenger Tires	1744
Southern Refrigerated Transport	Refrigerated Trucking	1235
Texarkana, TX Ind. School District	Primary & Secondary Education	1200
Graphic Packaging	Paper Production	840
Domtar, Inc.	Fine Finished Papers	700
Harte-Hanks	Call Center	695
Wadley Regional Medical	General Medical Hospital	672
URS-Texarkana	Maintenance/Equipment	645
DLA Distribution-Red River Army Depot	Distribution of Supplies & Equipment	623
Texarkana, AR School District	Primary & Secondary Education	552
The Arnold Company	Fuel Wholesale	540
Collom & Carney Clinic	General Medical Services	493
Wholesale Electric	Distributor	490
Ledwell & Sons Enterprises	Manufacture of Truck Bodies	482
Texas A&M University Texarkana	Post-Secondary Education	473
Liberty Eylau Ind. School District	Primary & Secondary Education	403
Wal-Mart Department Stores	Retail Store	400
City of Texarkana, Texas	General Government	360
Sterno Products	Canned Heat -- Sterno Brand	348 Full Time/52 temp
Texarkana College	Post-Secondary Education	349
Pleasant Grove Ind. School District	Primary & Secondary Education	275
E-Z Mart Stores, Ince	Retail Store	275
Mayo Manufacturing	Upholstered Furniture	265
McDonald's	Restaurant	255
AEP/SWEPCO	Electric Power Company	250
Texarkana, Arkansas – City	General Government	236
Smith-Blair, Inc.	Large Valves and Couplings	200
LifeNet, Inc.	Medical Transportation	195
Lowe's Home Center, Inc.	Retail Store	166
Day And Zimmermann, Inc.	Small Arms Ammunition	165
Genoa Central School District	Primary & Secondary Education	160
BWI Company, Inc.	Wholesale Distribution	150
JCM Industries	Manufacture of Pipeline Fittings	144
The Home Depot	Retail Store	130
Burger King	Restaurant	125
Texarkana Gazette	Newspapers	125
Target	Retail Store	120
Albertson's State Line	Grocery Store	102
Capital One Bank	Banking/ Financial Services	100
JC Penney	Department Stores	100
Texar Federal Credit Union (Richmond)	Banking/ Financial Services	100
HUMCO Holding Group, Inc.	Manufacturers/ Processors	99
Reliance Mechanical Contractors	Contractors	95
Dillards	Department Stores	95
Flowers Bakery of Texarkana	Manufacturers/ Processors	87
Four States Fairgrounds	Entertainment	10 Full Time/50 event staff

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Real Estate Markets – Texarkana – Information from Texas A & M Real Estate Center

Quarterly housing report – 1st Quarter, 2021

Quarterly Housing Report

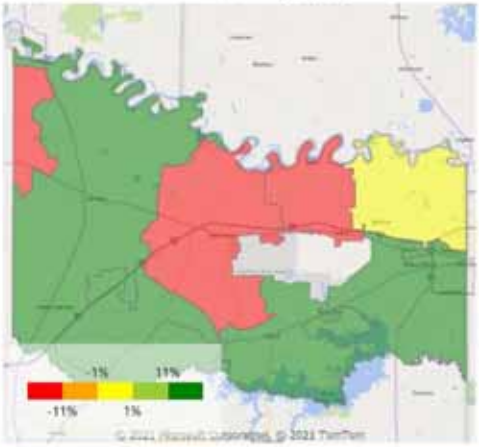
TEXARKANA MSA

First Quarter 2021

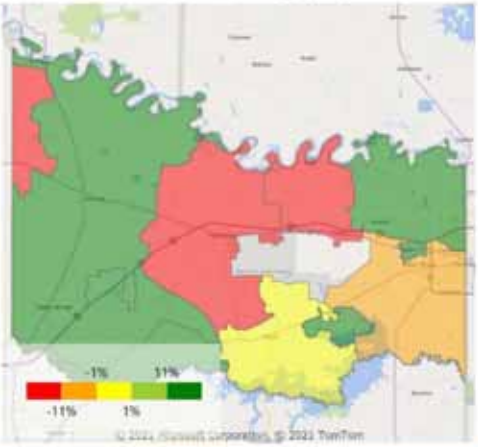
Executive Summary

- Metro area sales volume increased 10.3% to 160 transactions. Median price increased 11.8% year-over-year to $167,638.
- 2021 Q1 months inventory for all residential properties fell 8.3% year-over-year to 3.3 months.
- Metro area residential property listings decreased 1.8% year-over-year to 221 active listings.

Median Price Change (YoY)



Sales Volume Change (YoY)



About this report

Data used in this report come from the Texas REALTORS® Data Relevance Project, a partnership among the Texas Association of REALTORS® and local REALTOR® associations throughout the state. Analysis is provided through a research agreement with the Real Estate Center at Texas A&M University.

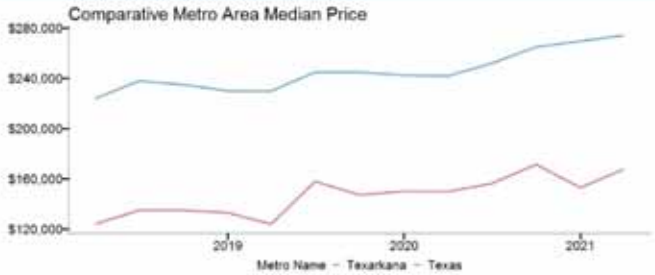
REAL ESTATE CENTER
TEXAS A&M UNIVERSITY

www.recenter.tamu.edu

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

REGIONAL ANALYSIS – continued

Key Market Metrics



Median price in the Texarkana metro increased by approximately 11.8% year-over-year, from $150,000 to $167,638. Metro area price lagged behind the statewide median price of $274,300 by $106,663.

2021 Q1 total sales volume increased by approximately 10.3% year-over-year, from 145 to 160. Sales of homes between $150k and $200k rose from 26 to 35, while homes between $100k and $150k rose from 24 to 28, and homes between $200k and $250k rose from 12 to 27.

Metro area months inventory decreased year-over-year from 3.6 to 3.31 months. Homes between $150k and $200k rose year-over-year, from 2.4 to 2.72 months, while homes between $100k and $150k fell year-over-year, from 2.65 to 2.33 months and homes between $200k and $250k fell year-over-year, from 4.71 to 2.56 months.

Average days to sell throughout the metro area fell from 129 to 107 days, a decrease of 17.1% year-over-year. Average days to sell for homes between $150k and $200k decreased by approximately 2.8% year-over-year, from 109 to 106 days.

Housing Metrics by County

Bowie County

Price Cohort	Closed Sales	YoY%	% Sales	Median Price	YoY%	Median Price PSF	YoY%	Active Listings	Months Inventory	Median Square Feet	Median Year Built
$0 < $70k	14	-56%	9%	$45,200	4%	$40.04	24%	34	4.1	1,268	1960
$70k < $100k	20	18%	13%	$85,000	0%	$66.27	20%	19	2.4	1,330	1968
$100k < $150k	28	17%	19%	$125,000	4%	$73.06	-6%	31	2.3	1,711	1980
$150k < $200k	35	35%	22%	$167,638	-7%	$90.70	5%	34	2.7	1,800	1987
$200k < $250k	27	125%	17%	$220,000	4%	$105.76	-7%	25	2.5	2,116	1980
$250k < $300k	15	4%	9%	$265,000	-1%	$133.33	19%	23	3.4	2,012	2016
$300k < $400k	10	-17%	6%	$321,620	6%	$134.43	32%	20	4.0	2,779	2017
$400k < $500k	6	50%	4%	$461,583	-1%	$159.46	-11%	15	1.2	3,839	2003
$500k < $750k	3	50%	2%	---	---	---	---	12	14.4	---	---
$750k < $1M	0	0%	0%	-	-	-	-	4	0.0	-	-
$1M+	1	100%	1%	---	---	---	---	4	24.0	---	---

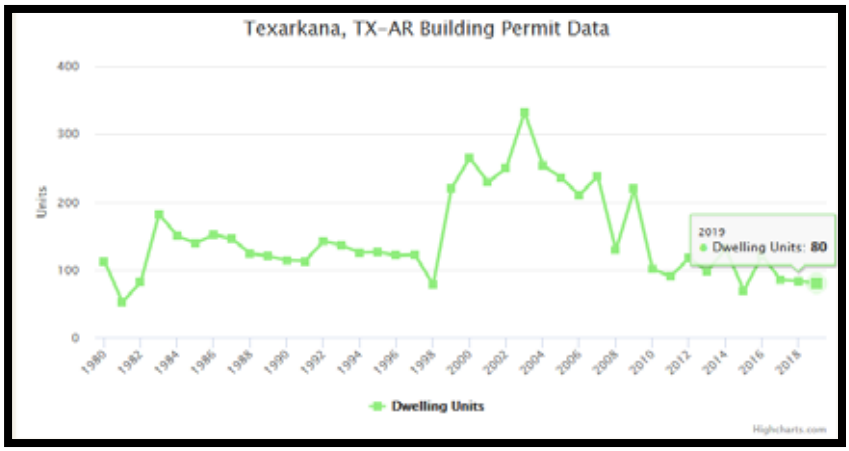
*** Not displayed when fewer than five sales

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

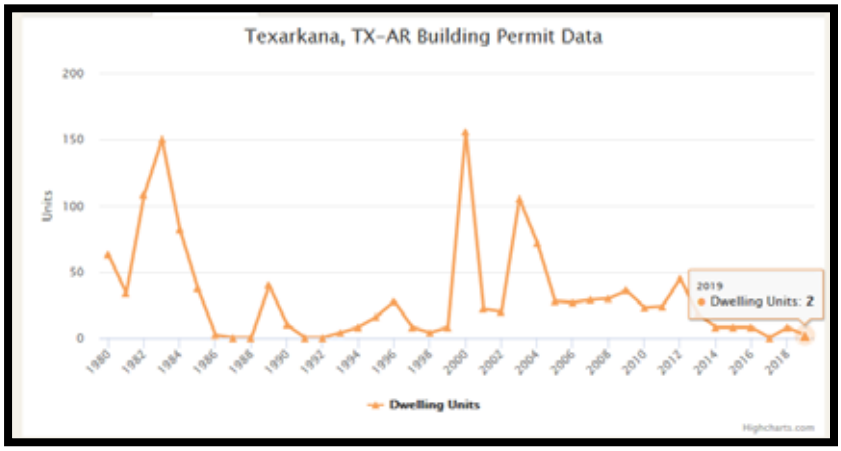
REGIONAL ANALYSIS – continued

Texas A & M Real Estate Center – Texarkana MSA Building Permits thru 2019

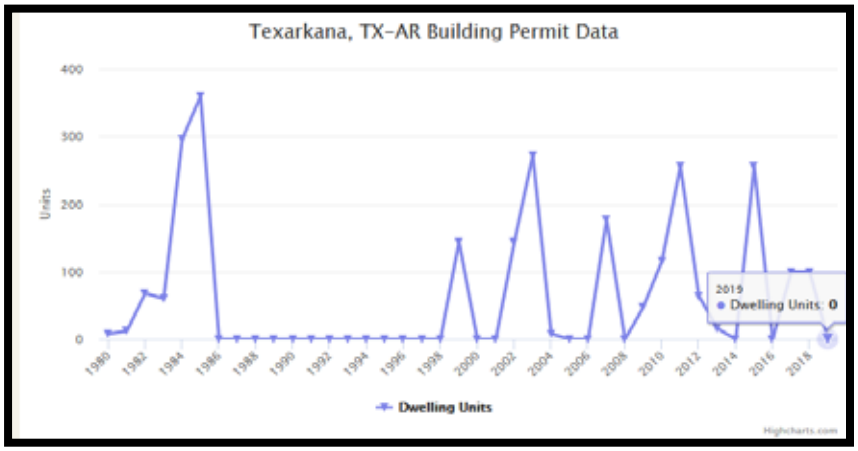
Single Family



2- 4 Family



Multi Family



Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

REGIONAL ANALYSIS - continued TEXARKANA, TEXAS APARTMENT DATA

Texarkana, TX

End of November, 2020

General Overview

Conventional Properties	Nov 2020	Annual Chg
Occupancy	88.4	-1.5%
Unit Change	0	
Units Absorbed (Annual)	-61	
Average Size (SF)	863	-0.3%
Asking Rent	$750	+8.1%
Asking Rent per SF	$0.87	+8.4%
Effective Rent	$745	+7.9%
Effective Rent per SF	$0.86	+8.2%
% Offering Concessions	9%	0.0%
Avg. Concession Package	7.0%	+41.1%

Market Breakdown

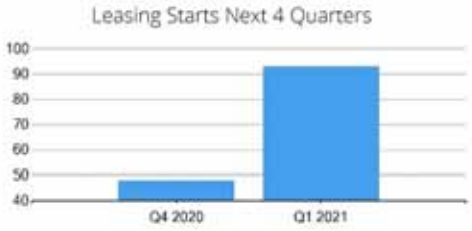
Property Type	% of Market	# Props	# Units	Occ.	Avg SF	Average Rent Mkt	Average Rent Eff	Rent Concessions Props Offering	Rent Concessions Avg Package
Conventional	58%	51	4,544	88.4%	863	$750	$745	8.7%	7.0%
Affordable	29%	28	2,267	97.0%	979	$635	$635	0.0%	0.0%
Senior Living	12%	12	931	96.8%	766	$767	$767	0.0%	0.0%
Student Housing	1%	1	68	0.0%	695	$659	$659	0.0%	0.0%
Totals		**92**	**7,810**						

Top 5 Submarkets

Occupancy Annual Change	Nov-20	Change
Texarkana, TX	90.0%	-0.4%
Texarkana, AR	84.2%	5.2%

Effective Rent Gains	Nov-20	Change
Texarkana, TX	$790	9.6%
Texarkana, AR	$659	4.2%

New Units



ALN Apartment Data tracks 11K management companies with over 125K properties, comprised of over 16 million total units. We offer our clients feature rich, user friendly platforms to perform research with confidence, and our comprehensive services are available nationwide. Copyright: All data, information and material provided through ALN Platforms or Reports are copyrighted. All resales, redistribution, or other forms of dissemination is strictly forbidden. For ALN editorial, events, sourcing, questions, or additional information about our services, please contact Sales@aldata.com or call 800.643.6416 x 2.

ALN Apartment Data
www.aldata.com
NATIONWIDE MULTIFAMILY DATA

AVERAGE RENT - ZUMPER April 23, 2021

		VS LAST YR
1 BEDROOM	$908	82.00%
2 BEDROOM	$1,000	11.00%
3 BEDROOM	$1,000	-12.00%

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

REGIONAL ANALYSIS – continued

Hotel information from Source Strategies

Hotel, Texarkana Market Overview 4th Quarter 2020				
Hotel Occupancy and Rates	2019		2020	
	Texarkana	**State/Tx**	**Texarkana**	**State/Tx**
Number of Rooms (in 1000's)	1.593	502.8	1.612	527.1
Average Daily Rate**	$75.13	$107.99	$75.03	$86.78
Occupancy Rate (in Percent)***	57.2	64.7	53.6	46.3

Only properties exceeding $20,000 in the current quarter are included; below $20,000 results in 1.5% of total state revenue; **Estimated with aid of financial reports, appraisers, private SSI Surveys, chain and AAA directories and other reliable industry databases. *** Occupancy nights sold divided by nights available (x100). Room nights sold are calculated from estimated rate and actual room revenues. Texarkana metro includes New Boston , Tx

Sources: Office of the governor, Economic Development and Tourism and Source Strategies, Inc. of San Antonio.)

The lower ADR and Occupancy rates noted above, are due to influx of a significant number of hotel rooms in late 2013, and Texarkana suffered from the oversupply, recovering slightly in the past two years. The rooms noted above are those located in Texarkana, Texas. The following grid estimates the hotels inside the cities that are typically above $60.00 ADR.

2020 4th quarter SOURCE STRATEGIES FOR TEXARKANA, TX

RACK RATES	TEXARKANA HOTELS AVERAGING OVER $60 ADR						
	HOTEL	**ROOMS**	**YR BLT**	**ADR**	**OCCUPANCY**	**REVPAR**	
$ 89.00	**CANDLEWOOD SUITES**	80	2008	$73.51	61.7%	$45.36	
$ 99.00	**COUNTRY INN & SUITES**	81	2011	$71.38	60.9%	$43.47	
$149.00	**HAMPTON INN & SUITES**	81	2003	$109.34	61.4%	$67.13	
$114.00	**HOLIDAY INN EXPRESS**	90	2007	$94.74	58.6%	$55.52	
$ 99.00	**TOWNEPLACE SUITES**	85	2006	$79.80	63.7%	$50.83	
$ 99.00	**COURTYARD/MARIOTT**	90	2003	$73.33	54.5%	$39.96	
$106.00	**FAIRFIELD SUITES**	83	2009	$87.73	60.6%	$53.16	
$117.00	**RESIDENCE INN**	121	2014	$106.18	59.2%	$62.86	
$136.00	**HILTON GARDEN**	154	2012	$104.87	59.1%	$61.98	
$ 75.00	**COMFORT SUITES**	70	2001	$67.83	57.3%	$38.87	
$ 61.00	**WYNDHAM GARDEN**	105	1970's	$63.49	49.0%	$31.11	RENOV 2013
	TOTAL TEXARKANA, TEXAS	1040		$84.75	58.7%	$50.02	
$124.00	**HOLIDAY INN FULL SERVICE**	127	2012	$99.00	50%	$49.50	ALL ARK =EST
$ 99.00	**HAMPTON INN, ARKANSAS**	89	2013	$70.00	60.0%	$42.00	
$ 78.00	**COMFORT -ARKANSAS**	82	2013	$68.00	50%	$34.00	
$ 80.00	**HOLIDAY INN EXP/ARK**	87	2009	$70.00	60.0%	$61.74	
$ 103.00	**BEST WESTERN INN & SUITES**	75	2009	$88.00	50%	$44.00	
	TOTAL TEXARKANA, ARKANSAS	460					
	TOTAL ROOMS $60 -$150	1500	AVERAGE	$74.00	55%	$45.44	

TEXAS FACT BOOK INDICATES TEXARKANA, TX 1,413 ROOMS 53.9% OCCUPANCY
AT METRO TEXARKANA INCLUSIVE OF NEW BOSTON - 1,612 ROOMS - 53.6% OCCUPANCY

Previous occupancy rates in Texarkana were similar to those at the entire state. Current room count is estimated at 1,500 rooms in the typically over $60 ADR rooms, inside Texarkana Texas and Arkansas, which is almost double the number of rooms available in that price range prior to 2012-2013. Both occupancy and ADR's were reduced by the influx of the large number of hotel rooms.

However, the Texarkana, Texas market appeared to have been recovering, although slowly, prior to impact from COVID-19. The ADR appears to have increased over the past few years, and the occupancy appears to be gaining. The ADR remains well below that indicated by the entire state. F**rom the information summarized above, COVID appears to have had a lower impact upon Texarkana hotel rooms than many of the larger metro areas.**

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Texarkana Aluminum Highlights Record Facility Investment

by Rob Sitterley | Oct 17, 2019 |

More than $350 million invested to date to restart operations

Texarkana, TX – Today, Texarkana Aluminum, a national leader in stainless steel, hosted a ribbon cutting ceremony for its newly upgraded aluminum coil rolling mill. Since its acquisition in October 2018, more than $350 million has been invested in the mill to restart operations and an additional $416 million is anticipated in continued upgrades. The investment represents the largest U.S. investment in recent years in the common alloy aluminum rolling mill industry.

"Our investment and commitment at this facility, complements operations across the company's multiple business areas," said Johnny Hsieh, the company's President and CEO. "Our goal for Texarkana Aluminum is to become the largest and most committed, fully integrated aluminum mill in North America for common alloy aluminum."

Ta Chen International, Inc. (TCI), Texarkana Aluminum's parent company, is a leading master distributor of stainless pipes, valves, fittings, long products, tubing and flat rolled aluminum. Underscoring its commitment to growing the operation, Texarkana Aluminum's cold rolling mill and finishing processes are operational and by May 2020, the company plans to have the hot rolling mill restored and will acquire onsite casting operations. In 2020, the company anticipates producing more than 300 million pounds of common alloy, and even more in the years that follow.

With its sizable investment comes job creation. Since its restart, Texarkana Aluminum has created more than 150 high paying value-added manufacturing jobs and will continue to add even more. By 2024, the company anticipates that more than 500 skilled personnel will be hired and a total of $500 million will be invested in the Texarkana region.

Governor Hutchinson of Arkansas along with Texas State Senator Bryan Hughes attended the event, as well as officials from AR-TX REDI (Regional Economic Development Inc.) Both states have previously expressed a desire to act as a unifying force for economic growth in the region.

"We are grateful to have the support of Governor Hutchinson and Governor Abbot, as well as local officials and the REDI group," said Calum Donnachie, COO of Texarkana Aluminum. "Though our mill is located in Texas, more than a third of our employees live in Arkansas. As we grow, we feel that this will positively impact the entire region."

"We are incredibly thankful for Texarkana Aluminum's sizable investment in our region," said Rob Sitterley, President & CEO of AR-TX REDI. "Their investment highlights Texarkana's expertise and deep talent pool in advanced manufacturing and we are committed to being their partner over the long-term to help continue their success."

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REGIONAL ANALYSIS – *NEWSRELEASES*

Texarkana Gazette Article Local company led by David Peavy to rehab historic structure

This combination of undated images shows a photo of how the Texarkana National Bank Building originally looked, left, a photo of the bank after its expansion, center, and an artist's rendering of modernizations made around 1970, right. Local developers plan to rehabilitate the building, which has been vacant for more than 15 years. Images courtesy David Peavy; Illustration by Kari Richter / Texarkana Gazette.

TEXARKANA, Texas — Local developers plan to rehabilitate the former Texarkana National Bank building

Texarkana National Bank building next on downtown renovation list |

TEXARKANA, Texas — Local developers plan to rehabilitate the former Texarkana National Bank building downtown, a historic structure that has been vacant for more than 15 years.

Texarkana Renewal Properties LLC, led by local entrepreneur David Peavy, promises to bring back much of the building's historic character as it is redeveloped into luxury apartments and condominiums, as well as overnight and extended stay residences and retail and office spaces

Captured by Texas A & M Real Estate Center

A&M-Texarkana Announces Bachelor's in Mechanical Engineering

by Rob Sitterley | Jan 27, 2020 |

TEXARKANA, Texas — Texas A&M University-Texarkana officials have announced that the Texas Higher Education Coordinating Board has voted to approve the university's plan to launch a Bachelor of Science in Mechanical Engineering degree in the fall of 2020.

Initial funding for the expansion of the engineering program was secured through the funding of A&M-Texarkana's Better East Texas Initiative (BET) which received $3.6 million from the 86th Texas legislature. The BET initiative identified several specific educational opportunities needed to better serve the people and industry of the East Texas region.

"Texas A&M's announcement to add mechanical engineering programs at the Texarkana campus demonstrates the forward thinking that resonates in the soul of this region," said Rob Sitterley, President & CEO of AR-TX REDI. "Investment in developing engineering talent is not an optional endeavor, but rather the single most important aspect of workforce development today. Communities, like ours, that embrace and foster STEM education and training are the ones that will grow and thrive well into the future."

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Lockheed Martin taking 220K sf outside Texarkana Jul 30, 2020

Source: REBusiness Online

NEW BOSTON – Lockheed Martin has signed a 220,000-sf industrial lease at the TexAmericas Center outside of Texarkana. The firm will take floor space in Building 333 at 107 Chapel Ln. The building is currently leased to Red River Army Depot until 2024. It will undergo improvements requested and paid for by Lockheed Martin as part of its public/private partnership with Red River.

Improvements coming to Texarkana's bi-state courthouse Aug 18, 2020

TEXARKANA – Work starts later this month on improvements to the post office and courthouse at 500 N. State Line Ave., the only federal building to straddle two states.

The Courthouse Square Connections Project is a dual-city effort led by the Texarkana Arts & Historic District. Improvements will include expanding sidewalks, adding crosswalks, closing the 5th St. entrance, and reclaiming a portion of the historic area's original brick streets.

The plan also includes a new tourist kiosk, public art, expanded green space, and an area for food truck vendors. Completion is set for March 2021.

New Boston picked for water treatment system Sep 1, 2020 Connect Media

NEW BOSTON – Riverbend Water Resources District has chosen TexAmericas Center as the site of its proposed regional water treatment plant. The facility will replace an existing one on New Boston Rd. in Texarkana.

Work starts on Texarkana spec building Nov 19, 2020 Connect Media

TEXARKANA – TexAmericas Center has broken ground on a 150,000-sf speculative building within its 12,000-acre industrial park. The multitenant building will be on 24 acres. It will have 32-ft clear heights, one dock door per 5,000 sf, and two drive-in doors. Completion is set for summer 2021.

Goodyear to Acquire Cooper Tire for $2.8 billion By Field Walsh

TEXARKANA TODAY February 22, 2021 Aerial View of Texarkana's Cooper Tire

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The Goodyear Tire & Rubber Company (Nasdaq: GT) and Cooper Tire & Rubber Company (NYSE: CTB) today announced that they have entered a definitive transaction agreement under which Goodyear will acquire Cooper in a transaction with a total enterprise value of approximately $2.5 billion. The transaction will expand Goodyear's product offering by combining two portfolios of complementary brands. It will also create a stronger U.S.-based manufacturer with increased presence in distribution and retail channels while combining both companies' strengths in the highly profitable light truck and SUV product segments. The combined company will have approximately $17.5 billion in pro forma 2019 sales.

Upon closing of the transaction, Goodyear shareholders will own approximately 84% of the combined company, and Cooper shareholders will own approximately 16%.

Founded in 1914, Cooper is the 5th-largest tire manufacturer in North America by revenue with approximately 10,000 employees working in 15 countries worldwide. Cooper products are manufactured in 10 facilities around the globe, including wholly-owned and joint venture plants. The company's portfolio of brands includes Cooper, Mastercraft, Roadmaster and Mickey Thompson.

Work continues inside former bank downtown

Construction could begin within months. Developers continue to make progress toward renovating the former Texarkana National Bank building downtown, though it may not be apparent from outside. by Karl Richter Mar. 4 2021

This combination of undated images shows a photo of how the Texarkana National Bank Building originally looked, left, a photo of the bank after its expansion, center, and an artist's rendering of modernizations made around 1970, right. Local developers plan to rehabilitate the building, which has been vacant for more than 15 years. Images courtesy David Peavy. Illustration by Karl Richter / Texarkana Gazette.

TEXARKANA, Texas — Local developers plan to rehabilitate the former Texarkana National Bank building

The Texarkanan, formerly the Texarkana National Bank, stands during its remodel into apartment units on Thursday afternoon. Crews have completed removal of toxic materials such as asbestos on the building's fifth through eighth floors and begun work on the fourth, owner David Peavy said Thursday. Photo by Kelsi Brinkmeyer / Texarkana Gazette.

TEXARKANA, Texas — Developers continue to make progress toward renovating the former Texarkana National Bank building downtown, though it may not be apparent from outside.

Crews have completed removal of toxic materials such as asbestos on the building's fifth through eighth floors and begun work on the fourth, owner David Peavy said Thursday. Architects have

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

drawn up plans for the building's interior, which will be converted into apartments. And securing the project's financing package is well underway.

Once the abatement phase is completed and some financing hurdles cleared, interior construction can begin. That may happen as soon as three months from now, Peavy said.

"Then it becomes a real job," he said. Completing the project will take another year to 18 months after that.

The abatement stage is being paid for by loans from the city from an Environmental Protection Agency fund earmarked for toxic site cleanups.

A key part of the project's financing plan is state and federal tax credits awarded to help pay for preservation of historic structures. The first step in obtaining those tax credits is official designation of a building as historic.

The Texas Historical Commission has approved historic status for the building, as well as for the parking garage at West Third and Pine streets that came with it, Peavy said. THC will pass its assessment along to the National Parks Service for consideration for the building and garage to be included on the National Register of Historic Places. Peavy is also submitting his proposed blueprints to the Parks Service as part of the same process.

If all goes according to plan, inclusion on the National Register will make the project eligible for historic tax credits. Tax credits are not tax write-offs or deductions for developers. Instead, developers sell them to investors, who get tax breaks in exchange for cash to finance the developers' projects.

A Virginia bank is at work on a $15 million overall financing package, which will include tax credits and loans, and is "extremely positive" about the project, Peavy said. Local banks large enough to take on the project are not interested in developing downtown Texarkana, he said.

The recent winter storms caused some broken pipes and leaks in the building, to be renamed The Texarkana, but Peavy had shut off the water supply and there was no major damage.

Peavy is discussing with city officials using the parking garage as a food truck court, as well as landscaping the triangular median between Pine Street and North State Line Avenue. He also envisions a skywalk between the bank building and parking garage, above the buildings in between.

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REGIONAL ANALYSIS – continued

Further indicators for the Texarkana MSA are noted in the unemployment rates and the economic profile for Texarkana published by the Texas Workforce Commission.

TEXAS WORKFORCE COMMISSION LABOR MARKET INFORMATION TRACER
ECONOMIC PROFILE TEXARKANA MSA November and January, 2021

MSA Labor Force Statistics				
	Jan-21	Dec-20	Jan-20	Yearly Change
Civilian Labor Force	63611	64045	64369	-758
Employed	59408	60285	61543	-2135
Unemployed	4203	3760	2826	1377
Unemployment Rate	6.6	5.9	4.4	2.2

TX Labor Force Statistics				
	Jan-21	Dec-20	Jan-20	Yearly Change
Civilian Labor Force	14027811	14139874	14161146	-133335
Employed	13000052	13191324	13634710	-634658
Unemployed	1027759	948550	526436	501323
Unemployment Rate	7.3	6.7	3.7	3.6

US Labor Force Statistics				
	Jan-21	Dec-20	Jan-20	Yearly Change
Civilian Labor Force	1.59E+08	1.6E+08	1.63E+08	-4263000
Employed	1.48E+08	1.5E+08	1.57E+08	-8611000
Unemployed	10851000	10404000	6504000	4347000
Unemployment Rate	6.8	6.5	4	2.8

Historical Unemployment Rates			
Months	WDA	Texas	US
Jan-21	6.6	7.3	6.8
Dec-20	5.9	6.7	6.5
Nov-20	6.1	6.9	6.4
Oct-20	5.9	6.9	6.6

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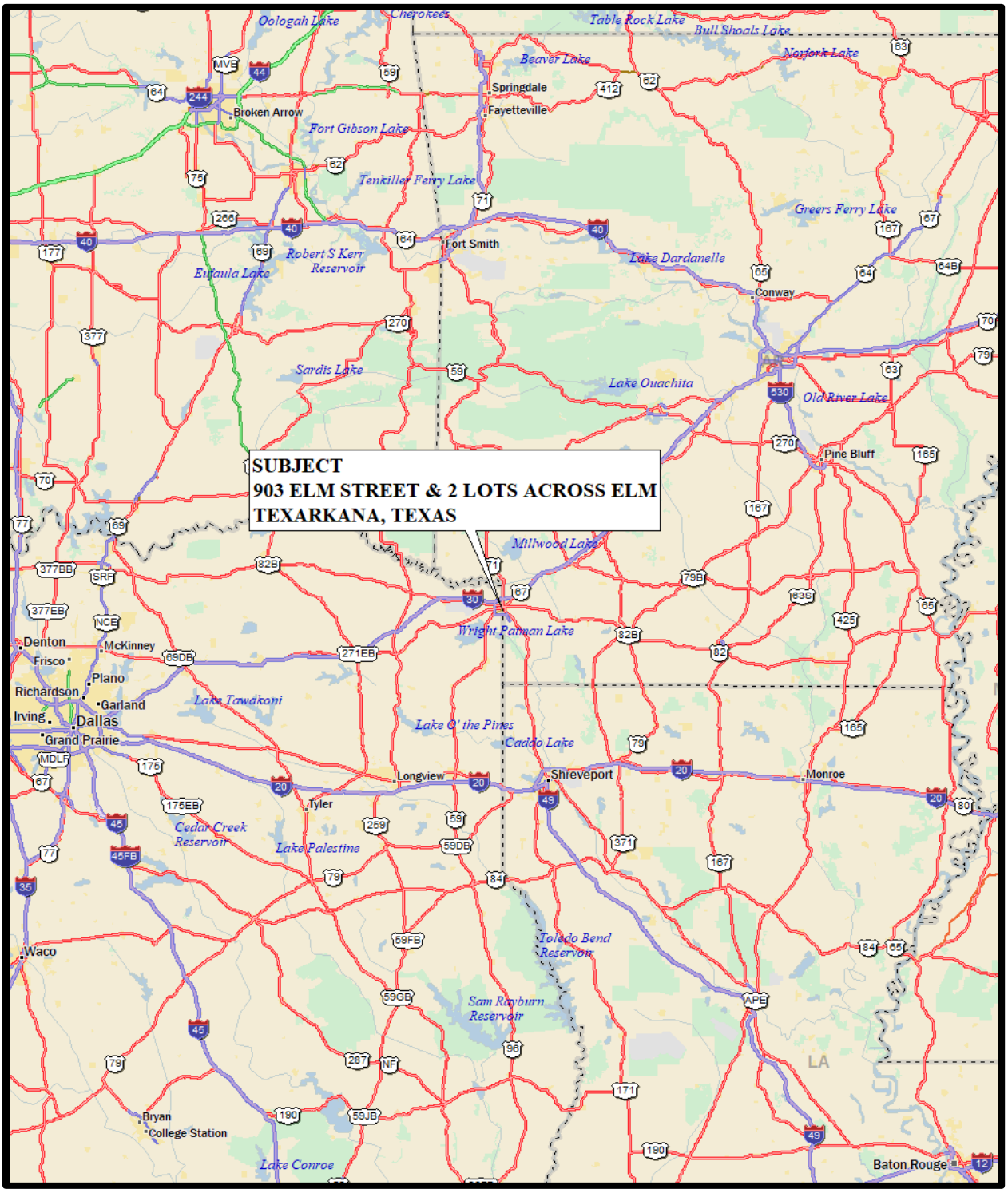
Regional Map



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Neighborhood Description

Social, economic, governmental, and environmental forces influence property values in the vicinity of a subject property which, in turn, directly affect the value of the subject property itself. Therefore, the boundaries of the area of influence must be delineated to conduct a thorough analysis. The area of influence is the area within which the forces affect all surrounding properties in the same way they affect the property being appraised. Although physical boundaries may be drawn, the significant boundaries are those that fix the limits of influences on property values. By coincidence, these limits may be physically observable.

The area of influence is commonly called a neighborhood. A neighborhood is a group of complementary land uses.

To identify neighborhood boundaries, an appraiser examines the subject property's surroundings. The investigation begins with the subject property and proceeds outward, identifying all relevant actual and potential influences on the property's value that can be attributed to its location. The appraiser extends the geographic search far enough to encompass all influences that the market perceives as affecting the value of the subject property. At the physical point where no factors influencing the value of the subject and surrounding properties are found, the boundaries for analysis are set. The appraiser's conclusions regarding the impact of the neighborhood on the subject property's value are significant only if area boundaries have been properly delineated.

Neighborhood analysis provides a framework, or context, in which property value is estimated. It identifies the area of analysis and establishes the potential limits within which the appraiser searches for data to be used in applying the three approaches to value. Realistic boundaries allow the appraiser to identify comparable properties in the same neighborhood; the sale prices of these properties usually require little or no adjustment for location.

NEIGHBORHOOD BOUNDARIES

Neighborhood analysis helps the appraiser determine the stability of an area and may indicate future land uses and value trends. The boundaries of subject neighborhood are considered to be the commercial/general retail/office areas between Stateline Avenue and Kansas City Southern Railroad, and Broad Street and New Boston Road [generally the area surrounding Wadley Hospital and downtown Texarkana].

TRAFFIC ROUTES

Texas Boulevard is a four-lane asphalt paved roadway, which is heavily traveled in the immediate area. Texas Boulevard intersects New Boston Road to the north and Broad Street to the South. New Boston Road intersects Summerhill Road to the Northwest, and Summerhill Road intersects I-30, all providing good access to the area. Stateline Avenue is the physical boundary between Texarkana, Arkansas and Texarkana, Texas, and is a four-lane thoroughfare providing access to the downtown area and to I-30, and areas north. West 7th Street and MLK Blvd [8th] are one way, four lane roadways that are major roadways in the immediate area [these were the original route of US Highway 67 through Texarkana].

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Accessibility

Access is available from Spruce Street, that intersects the one-way roadways that are known as West 7th/West 8th, (also known as Martin Luther King Boulevard) – both are four lane heavily traveled roadways inside the city limits of Texarkana, Texas, and from West 16th Street off Texas Boulevard.

The subject is surrounded by a wide variety of retail/commercial and professional/office uses, including Wadley Hospital and medical/professional offices surrounding Wadley, with a concentration of governmental offices in the downtown area southeast of the subject, along and surrounding Broad Street. The areas in the western portion of the neighborhood are less concentrated and more diverse, including automotive type service, repair, parts, etc., as well as neighborhood services and scattered single family dwellings.

The interior areas are generally a wide mixture of offices, as well as single and multi-family uses in the immediate area, with commercial uses generally concentrated along the major roadways, and the area immediately surrounding Wadley and the downtown area. Several older religious facilities are interspersed through the area. City of Texarkana has scattered uses [busses and support facilities, city offices, police offices, etc.] in the area. Several structures house automotive related businesses.

Public transportation is limited in the Texarkana area, with a limited-service bus route to specified areas in Texarkana. This is typical of the region, and was not considered to have an adverse impact upon marketability in the area.

Interior roadways appear to be in average condition, providing adequate access to the subject property.

Employment

Main employers in the general area include Red River Army Depot and Cooper Tire, as well as the large medical employment in the area, as noted in the area analysis.

Due to overall good economy in the region, lower interest rates, etc., Texarkana, as a whole has enjoyed a relatively high level of employment in the past several years.

Occupancy

Single family residences enjoy a relatively high occupancy in the immediate neighborhood, and few vacancies were noted. The apartment complexes in the immediate area report occupancies exceeding 75%. Past office studies indicate occupancies in the northern portion of the city of Texarkana to be well over 90% occupied, but much lower occupancies in the areas near and in downtown. Industrial properties appear to enjoy a relatively high occupancy in the area, but no recent published statistics are available.

Changes in uses surrounding Wadley have occurred in the past few years, since the announcement that Wadley would relocate to a site north of I-30, and a more recent purchase of Wadley by a group of doctors, who are leasing the facility. A recent announcement indicates that construction is slated to begin on a new facility.

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The surrounding area remains unsure due to expected change in use from Wadley Hospital, and may impact long term stability of the large facility at this location.

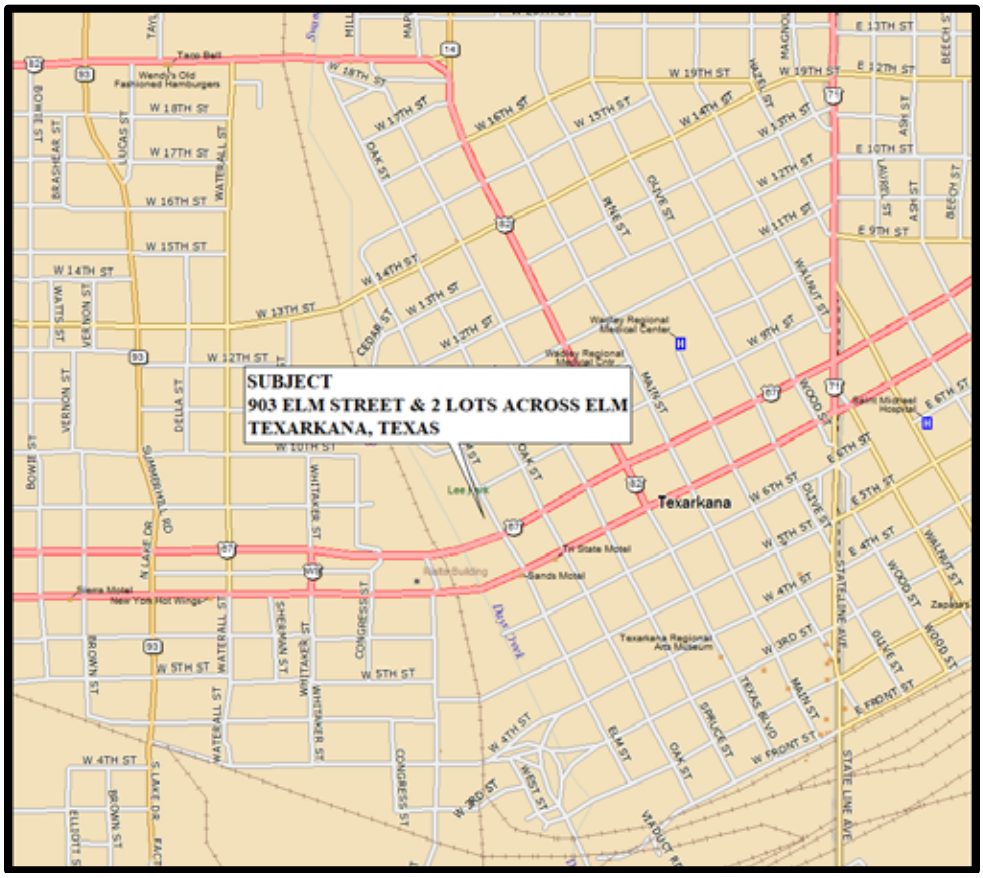
NEIGHBORHOOD CONCLUSION

Subject neighborhood competes well with similar neighborhoods in the overall Texarkana area. No adverse conditions were noted that would affect the marketability of most properties located in the subject neighborhood [excepting possible negative impact upon medical use from the various changes in Wadley Hospital previously discussed].

Overall, the neighborhood is considered to be average to fair, and is generally a mixed-use area at interior areas, with a wide mix of office, retail and commercial uses along Stateline and Texas Boulevard, and the hospital use between Texas Boulevard and Stateline, and between West 12th and West 9th Streets, and the Bi States Justice Building, along Broad Street, between Texas Boulevard and Stateline.

Optimism has been fueled by the renovations in the downtown area at historic buildings, including the George Produce building [houses retail and large apartments], and the renovations that are progressing at the Grimm Hotel, as well as the Texarkana National Bank building, both discussed in the area analysis. Completion of these historical buildings into mixed use properties [with substantial residential use] is expected to aid in the reemergence of the downtown area.

Neighborhood Map



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Property Description

SITE	
Information Sources:	Mr. Dustin Henslee provided access. I have included a perimeter sketch of the improvements for the estimation of sizes at the shop and office areas. Further information was obtained from Bowie County Tax Appraisal District, and Bowie County Deed Records.
Site Size:	2.22 acres ** relied upon Bowie County Appraisal district; slightly more indicated by legal description - approximately 2.58 ac but believed to be error in lack of description for West 8th Street roadway likely taken from this tract in the past. The two vacant sites across Elm Street from the improved site are 7,000 SF each.
Site Shape:	Irregular-see sketch based upon legal description at improved site, with the two vacant sites being rectangular – 50'X140' each.
Site Topography:	Gently sloping
Road Frontage/Access:	Approximately 309' frontage along Elm Street at the improved site and approximately 100' along Elm Street at the two vacant lots.
Utilities:	Public utilities are assumed to be available.
Site Improvements:	The site is improved with a metal office/shop/warehouse structure, with a very large asphalt paved parking area, security chain link fencing, two storage building structures and covered deck. Two vacant lots are fenced at three sides.
Flood Zone:	The subject is located in an area mapped by the Federal Emergency Management Agency (FEMA). The subject appears to be 100% located in a shaded flood hazard zone. FEMA Map Number: 48037C0370D FEMA Map Date: Revised October 19, 2010 FEMA Zone Classification: "X"
Easements/ Encroachments:	No major adverse easements or encroachments were noted; however, no survey was provided. See assumptions regarding size of site.

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Improvements

Property Type: Office/shop/warehouse

Age, Effective Age & Condition: Reportedly constructed in 1960's estimated to be approximately 55 years old, and appears to have received typical maintenance.

Size: Approximately 4,952 SF total area

TOTAL AREA	SQ. FT.	PERCENT
OFFICE	1,440	29%
SHOP.....	3,512	71%
TOTAL MAIN BUILDING	4,952	100%

Foundation, Frame & Exterior

Foundation/Basement: Concrete slab

Foundation/Frame: Concrete slab, metal and concrete block

Exterior: Metal /brick veneer at lower portion of front/portion of side

Roof: Metal

Interior

Interior Finish at office: Paneling @ walls, drop acoustic tiles at ceilings, carpeting at floor covering, fluorescent & conventional lighting, two restrooms at office area, one restroom at shop area;

Shop area is open warehouse, insulated at walls and ceiling, concrete floors, halogen lighting - no central heat/air at shop area. Frame frame storage building at the rear of the main structure, that includes a covered deck.

Partitions/Interior Framing: Wood interior at office

Floor Cover: Carpeting at office/ concrete at shop and bay area

Doors: Metal at exterior with glass entry door and wood interior doors

Restrooms: Assumed adequate @ restroom areas; however, predates ADA requirements and not likely completely in compliance

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Mechanical Systems

Heating/HVAC: Central at offices/unknown condition

Cooling/Air Conditioning: Central at offices/unknown condition

Electrical: Assumed adequate and to code

Site Improvements

Parking: Very large area of asphalt paved parking - majority of the site is paved for parking vehicles in relation to the prior business use as an automobile auction.

Drainage: Assumed adequate *Drainage ditch at street and entire site appears to be located in a shaded flood area

Landscaping: Natural green areas only

Property Analysis

Functional Utility: Considered typical/average office/shop-warehouse

Design & Appeal: Average/office/shop-warehouse

Highest and Best Use: Office/warehouse

Occupancy: Vacant

Property Occupancy

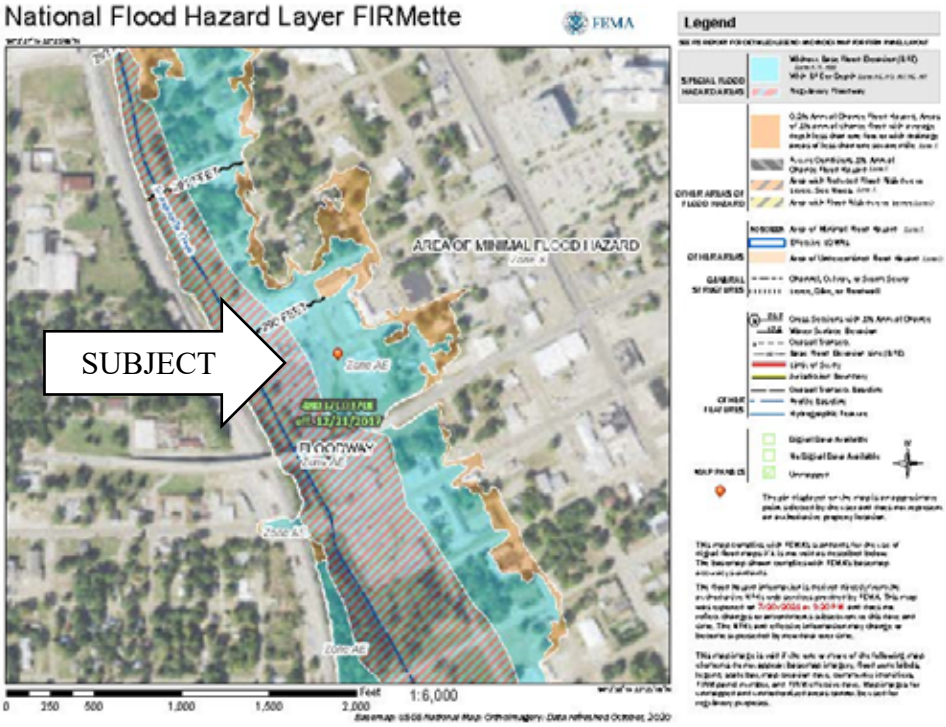
Occupant: Vacant

Extraordinary Assumptions: I have assumed no environmental problems exist at this site – I have no reason to believe the site has environmental problems, but no reports were provided. I have assumed that the site size is approzimately as estimated and that all improvements are located within the boundaries of the site, since no survey was provided. Use of these extraordinary assumptions may impact the final value reported.

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Flood Plain Map

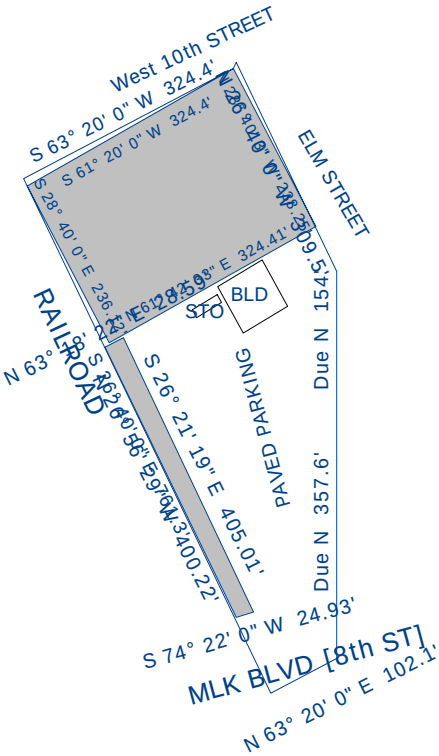
48037C0370E, effective on12/21/2017



WETLANDS MAP

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Approximate site plan



Sketch by Apex Sketch v5 Standard™

Comments:

Subject Site Scale: **1" = 20'**

Beginning at a point of the Tract described by Metes and Bounds as follows:
- **THENCE South 63° 20' 0" West, a distance of 324.40 Feet;**
- **THENCE South 26° 40' 0" East, a distance of 761.30 Feet;**
- **THENCE North 63° 20' 0" East, a distance of 102.10 Feet;**
- **THENCE Due North, a distance of 357.60 Feet;**
- **THENCE Due North, a distance of 154.00 Feet;**
- **THENCE North 26° 40' 0" West, a distance of 309.50 Feet;**
- **THENCE South 26° 57' 11" West, a distance of 9.07 Feet to point of beginning;**

Said tract containing 4.59 acres (200061.35 sf) of land, more or less.
Perimeter = 2017.97 Feet
No significant error of closure.

Save and except
Beginning at a point of the Tract described by Metes and Bounds as follows:
- **THENCE South 61° 20' 0" West, a distance of 324.40 Feet;**
- **THENCE South 28° 40' 0" East, a distance of 236.12 Feet;**
- **THENCE North 61° 42' 33" East, a distance of 324.41 Feet;**
- **THENCE North 28° 40' 3" West, a distance of 238.25 Feet to point of beginning;**

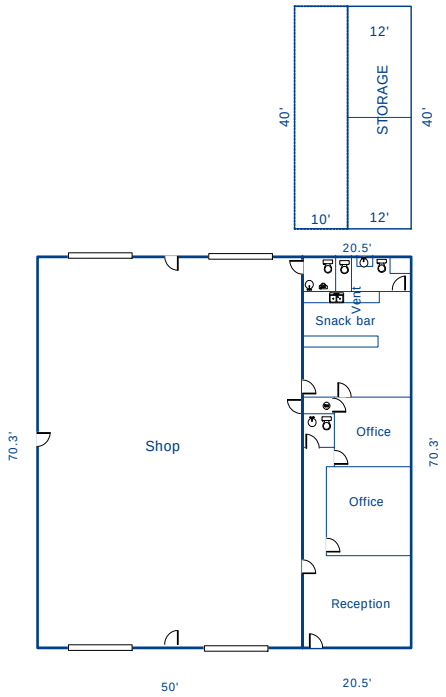
Said tract containing -1.77 acres (-76942.85 sf) of land, more or less.
Perimeter = 1123.18 Feet
No significant error of closure.

Save and except
Beginning at a point of the Tract described by Metes and Bounds as follows:
- **THENCE North 63° 18' 22" East, a distance of 28.59 Feet;**
- **THENCE South 26° 21' 19" East, a distance of 405.01 Feet;**
- **THENCE South 74° 22' 0" West, a distance of 24.93 Feet;**
- **THENCE North 26° 56' 29" West, a distance of 400.22 Feet to point of beginning;**

Said tract containing -0.25 acres (-10681.46 sf) of land, more or less.
Perimeter = 858.75 Feet
No significant error of closure.

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Approximate floor plan - dimensions for sizes



Sketch by Apex Sketch v5 Standard™

Comments:

Scale: 1" = 20'

AREA CALCULATIONS SUMMARY

Code	Description	Net Size	Net Totals
GBA1	Office area	1440.12	
	Warehouse	3512.50	4952.62
P/P	Porch at storage	400.00	400.00
OTH	Storage	480.00	480.00
Net BUILDING Area		(rounded)	4953

BUILDING AREA BREAKDOWN

Breakdown			Subtotals
Office area			
20.5	x	70.3	1440.13
Warehouse			
50.0	x	70.3	3512.50
2 Items		(rounded)	4953

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

AERIAL PHOTO

Aerial overview from Texarkana Maps/GIS

Aerial from Google Earth

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Subject Photographs

Front and side view

Side

Fenced storage

Fence

Fence

drainage

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Front from street

rear

Side and rear

Storage building

Storage building

Rear of storage building

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Paved	Paved
Paved	Paved
Elm Street view looking south	W 9th Street view looking E

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Elm Street looking North

Office

Office

Kitchen

Kitchen/serving

Serving/window into shop

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Restroom

Restroom

Closet

Exhaust fan/vent hood

restroom

shop

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Shop

Shop

Shop

Shop

shop

Shop

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Interior/office/storage building

Interior sto building/office

Interior/storage building/sto

Interior storage building/sto

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Assessment & Taxes

TAX ID	VALUATION
03840020800	
LAND	$1,750
03840020900	
LAND	$1,750
16380002300	
LAND	$15,540
IMPROVEMENTS	$157,155
TOTALS	$176,195

ESTIMATED TAXES

Taxing Unit	2020 Rate
SEE TAXING ENTITIES	2.5571030
TAXES	**$4,505.49**

Assessment Analysis

Taxes appear to be typical for similar properties in Bowie County.

Please see current printout from Bowie County Tax Appraisal District included at the addendum to this report.

Rates:

BOWIE COUNTY	0.424322
CITY OF TEXARKANA	0.700000
TEXARKANA COLLEGE	0.123081
TEXARKANA ISD	1.309700
	2.557103

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Zoning Analysis

District:	Commercial (C)
Conforming:	The subject is improved with a metal structure that is an office/shop type use, previously used as an auto auction, with large paved lot area.
***Applicable* Permitted Uses:**	• A large range of commercial type uses, including • Retail sales • Automotive accessory & supply store • Car wash, service station • Bank • Community facilities [churches, hospitals, etc.] • Restaurants, hotels
Minimum Standards:	
Maximum Floor Area Ratio:	4:1
Minimum lot Area:	14,000 SF
Minimum lot area width at building line:	100’
Front Setback:	45’ with parking between street and building; 25’ when no parking in front
Side Setback:	None specified except where adjoining residential then 12’ minimum and 25’ when it is an exterior lot.
Rear Setback:	12’ at single frontage lot; 25’ at double frontage lot.
Building Height:	36’ feet or 3 maximum stories.

Additional Regulations

From the Texarkana Texas Zoning Ordinance: General Description for Commercial
This district shall be applied to the broad range of retail uses which comprise the commercial function of the City. Permitted uses include most types of retail activity except those involving substantial open displays of merchandise and those which are otherwise incompatible.

No further restrictions were revealed to me. The subject is assumed to be a legal use under current zoning.

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Zoning Map

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Highest and Best Use

Highest and best use may be defined as

> "the reasonably probable and legal use of vacant land or improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value.[1]"

- **Permissible Use.** What uses are permitted by zoning and other legal restrictions?
- **Possible Use.** To what use is the site physically adaptable?
- **Feasible Use.** Which possible and permissible use will produce any net return to the owner of the site?
- **Maximally Productive.** Among the feasible uses which use will produce the highest net return, (i.e., the highest present worth)?

Highest and Best Use As If Vacant

According to the description provided, the subject site in use is irregular in shape, and the two lots located across the street are rectangular in shape. The size is expected to be adequate for a wide range of uses.

Physically Possible

In arriving at my opinion of highest and best use for the subject, it was first necessary to determine if the physical characteristics of the site - such as soil conditions, topography, shape and frontage were favorable for development. No differential settlement was observed which would indicate unusually unstable soil-bearing capacities in the surrounding area. The subject is considered to be of sufficient size to be economically adaptable for development of a wide range of commercial type uses. The topography imposes no discernible problem for development. Thus, the physical characteristics were expected to impose no insurmountable limitations to permissible development, except for the actual physical size, with consideration given to flood zone impact.

Legally Permissible

The site is zoned "C" Commercial, by the City of Texarkana, Texas. A wide range of commercial type uses is possible and permissible at the subject site.

[1] *The Appraisal of Real Estate* 11th Edition, Page 297, Appraisal Institute

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

No deed restrictions were reported to me. I did not conduct an in-depth research for deed restrictions, and I have assumed the owner has conducted his own research regarding any major limitations on the use of this site. The allowed uses under “C-Commercial”zoning were discussed in the previous section "Zoning".

Financially Feasible

Uses which meet the physical and legal tests can be analyzed to determine economic potential.

Remaining possible uses are numerous, but due to surrounding properties and uses, the probable use was considered to fall within the commercial segment of the market.

Projected return is analyzed for each use, and those with positive rates of return indicate a financially feasible use. In this instance, a wide range of commercial type use would indicate positive returns.

Therefore, commercial use was considered financially feasible.

Maximally Productive

Commercial uses appear to offer adequate returns to the land. Therefore, the Highest and Best Use, as if vacant was considered to be for commercial type use.

Highest and Best Use As Improved

The existing improvements appear to have received typical maintenance. The design appears typical/functional for office/warehouse/shop facilities, with no major expenditures needed in the immediate future for the continued income production.

Therefore, the highest and best use, as improved, is considered to be the continued use as an office/warehouse/shop facility.

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Valuation Methodology

Three basic approaches may be used to arrive at an estimate of market value. They are:

- The Cost Approach
- The Income Approach
- The Sales Comparison Approach

This appraisal includes the following:

- Cost Approach: This approach is applicable but not considered necessary in similar properties due to the age of the improvements and the depreciation applicable. The cost approach has not been developed in this appraisal, but the contributory value of the land has been completed in the cost approach section of this report. The additional value estimate from the two vacant tracts is also developed in the Cost approach section of this report.

- Sales Comparison Approach: This approach is applicable, necessary and has been fully developed.

- Income Approach: This approach is applicable, but not necessary in the development of a credible appraisal analysis of a property similar to the subject. The majority of similar properties are owner/occupied in Texarkana, and few leases and sales of similar properties are available for the development of the income approach. The income approach was not developed in this appraisal.

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Cost Approach

The Cost Approach is based on the principle of substitution - that a prudent and rational person would pay no more for a property than the cost to construct a similar and competitive property, assuming no undue delay in the process. The Cost Approach tends to set the upper limit of value before depreciation is considered. The applied process is as follows:

1. Estimate the land value according to its Highest and Best Use. We have used the Sales Comparison Approach; the process is as follows:
    - Comparable sales, contracts for sale and current offerings are researched and documented.
    - Each comparable is analyzed and adjusted to equate with the subject property.
    - The value indication of each comparable is analyzed and the data reconciled for a land value indication.
2. Estimate the replacement cost of the building and site improvements.
3. Estimate the physical, functional and/or external depreciation accrued to the improvements.
4. Sum the depreciated value of the improvements with the value of the land for an indication of value.

Land Value

The subject's land value has been developed via the sales comparison approach. The following land sales were considered.

COMPARABLE LAND SALES SUMMARY TABLE

No.	Location	Sale Date	Price	Size in SF	Price/ SF
1.	1302 Texas Boulevard	02/03/2016	$8,000	7,000	$1.14
2.	West 7th at Peach Street	12/20/2016	$12,500	25,400	$.49
3.	2500 W. 7th St	09/05/2018	$8,500	12,632	$.67
4.	2402 Texas Boulevard	12/18/2018	$10,000	14,840	$.67
5.	901 West 7th Street	12/07/2020	$16,500	62,726	$.26

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Land Sale No. 1

Property Identification

Property Name: Texas Boulevard at West 13th [NE corner]
Address: 1302 Texas Boulevard Texarkana, TX
County: Bowie
Tax ID: 03841024100

Physical Data

Property Type: Commercial
Gross Acres/SF: .161 Acres, 7,000 SF
Shape: rectangular
Topography: level
Utilities: all

Sale Data

Sale Date: February 03, 2016
Grantor: Pete Kaburick
Grantee: Larry D. Bunn, Sr
Marketing Time:
Sale Price: $8,000
Financing: Cash to seller
Verification: Larry Bunn, Buyer,

Analysis

Sale Price/Acre: $49,783/Acre
Sale Price/Gross SF: $1.14/SF

Comments

Vacant lot, remaining concrete slab from prior improvements was considered to have no contributory value. Purchased by adjacent property owner for corner access.

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Land Sale No. 2

Property Identification

Property Name: 2302 West 7th St
Address: West 7th at Peach
Texarkana, TX
County: Bowie
Tax ID: 28640030000

Physical Data

Property Type: Commercial
Gross Acres/SF: .583 Ac, 25,400 SF
Shape: irregular
Topography: Gently sloping
Zoning Code/Class: C - Commercial

Sale Data

Sale Date: December 20, 2016
Grantor: William G. King
Grantee: Ronald E. Patterson

Sale Price: $12,500
Financing: Cash to seller
Verification: Mike Kelly, Texarkana Legacy Commercial

Analysis

Sale Price/Acre: $21,437/Acre
Sale Price/Gross SF: $.49/SF

Comments

Purchased by an adjacent owner for possible future parking expansion. Lot is located in the shaded flood hazard zone.

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Land Sale No. 3

Property Identification

Property Name:
Address: 2500 W. 7th St
Texarkana, TX
75501
County: Bowie
Tax ID: 12400000100
Latitude/Longitude: 33.423/ -94.071

Physical Data

Property Type: Industrial
Gross Acres/SF: .290 Ac, 12,632 SF

Shape: Triangular
Zoning Code/Class: Light Industrial District/ I-1
Utilities: All city services

Sale Data

Sale Date: September 05, 2018
Grantor: Murdock & Stivers
Grantee: Luke Powell
Sale Price: $8,500
Financing: Cash
Verification: Brian Henry - realtor

Analysis

Sale Price/Acre: $29,310/Acre
Sale Price/Gross SF: $.67/SF
Sale Price/Useable Ac: $/Acre

Comments

Small triangular lot located in an older industrial/commercial area of Texarkana, Texas. Subject is bounded by W 7th Street to the east and the Texas N.E. Rail Road on the northern boundary, as well as there being a right-of-way for an electrical transmission line located along the western boundary of the tract. The entire tract is located in a designated FEMA flood hazard, Zone A. According to the realtor, Brian Henry, the buyer purchased this tract with the intent to place a portable building on the site and then open some form of service type business. Part of the buyer's motivation for purchasing this location was based on the high traffic count along W 7th Street in this area.

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Land Sale No. 4

Property Identification

Property Name:
Address: 2402 Texas Boulevard Texarkana, TX
County: Bowie
Tax ID: 01280001700

Physical Data

Property Type: General Retail
Gross Acres/SF: .341 Ac, 14,840 SF
Topography: level
Utilities: available
No. Of Units

Sale Data

Sale Date: December 18, 2018
Grantor: Karen Duffer
Grantee: Pedro Vargas Lopez
Sale Price: $10,000
Financing: Cash
Verification: MLS #100172/Deed Records/Coldwell Banker,

Analysis

Sale Price/Acre: $29,353/Acre
Sale Price/Gross SF: $.67/SF
Sale Price/Useable Ac: $/Acre
Sale Price/Useable SF: $.00
Sale Price/Unit: $

Comments

Property was previously improved, but all improvements had been razed/removed, with some concrete slab remaining. This is a corner lot and was purchased by the owner of an adjacent improved site.

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Land Sale No. 5

Property Identification

Property Name:
Address: 901 West 7th St
Texarkana, TX
75501
County: Bowie
Tax ID: 03840044000

Physical Data

Property Type: Commercial Lot
Gross Acres/SF: 1.440 Acres, 62,726 SF
Useable Acres/SF: Acres, 0 SF
Shape: Irregular
Zoning Code/Class: C/ C - Commercial

Analysis

Sale Price/Acre: $13,889/Acre
Sale Price/Gross SF: $.32/SF

Sale Data

Sale Date: December 07, 2020
Grantor: Pruett Realty, LLC
Grantee: Calvin O. Williams

Sale Price: $20,000
Financing: Cash to seller
Verification: Buyer,

Comments

Seller had purchased with additional properties in 2017. Site included old concrete/gravel/packed dirt for parking and 6' perimeter fencing. Site is located in the shaded flood hazard area from adjacent Swampoodle Creek. Perimeter fencing was attractive to this purchaser.

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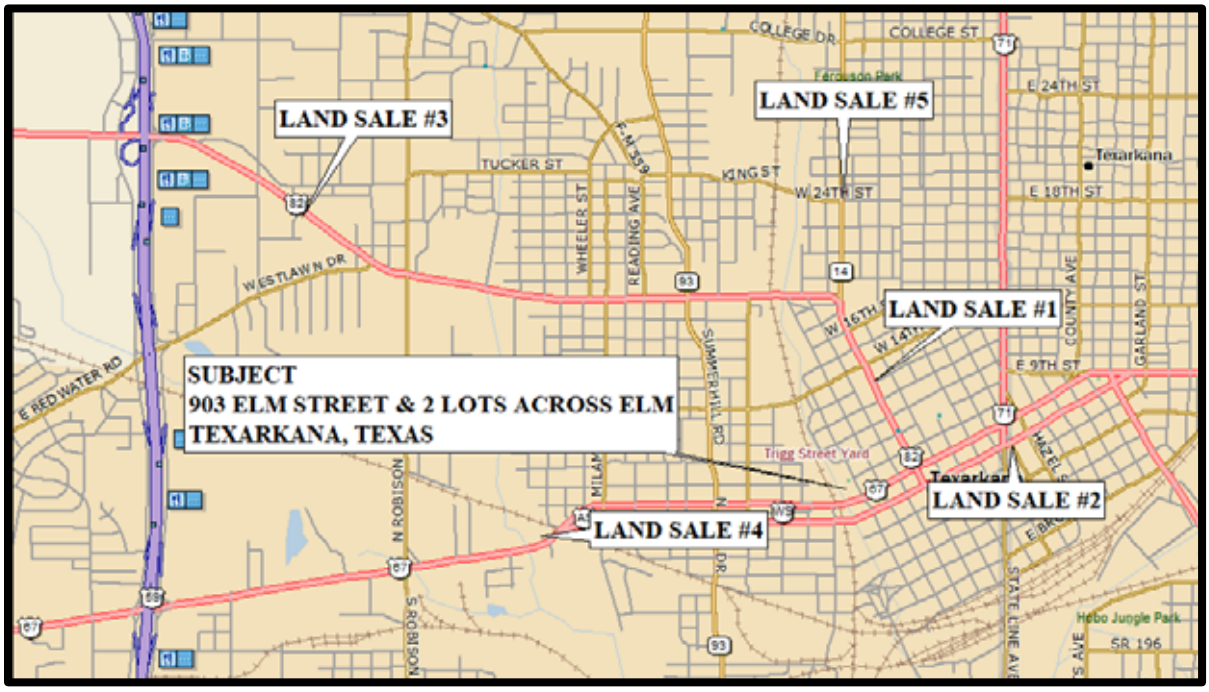
Comparable Land Sales Map



Analysis Grid

The above sales have been analyzed and compared with the subject property. I have considered adjustments in the areas of:

- Property Rights Sold
- Financing
- Conditions of Sale
- Economic Trends (time)
- Location
- Physical Characteristics

On the following page is a sales comparison grid displaying the subject property, the comparable land sales and the adjustments applied.

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

LAND SALES ANALYSIS GRID-Site in use

ADJUSTMENT GRID	SUBJECT	COMP #1	COMP #2	COMP #3	COMP #4	COMP #5
ADDRESS						
	903 ELM STREET	1302 TEXAS BOULEVARD	WEST 7th AT PEACH	2500 W 7th	2402 TEXAS BOULEVARD	901 WEST 7th
	TEXARKANA, TX	TEXARKANA, TX	TEXARKANA, TX	TEXARKANA, TX	TEXARKANA, TX	TEXARKANA, TX
SALE DATE	7/15/2021	2/3/2016	12/20/2016	9/5/2018	12/18/2018	12/7/2020
SALE PRICE	$0.00	$8,000.00	$12,500.00	$8,500.00	$10,000.00	$20,000.00
PRICE/SF	$0.00	$1.14	$0.49	$0.67	$0.67	$0.32
PROPERTY RIGHTS	FEE SIMPLE	FEE SIMPLE	FEE SIMPLE	FEE SIMPLE	FEE SIMPLE	FEE SIMPLE
FINANCING	TYPICAL	CASH TO SELLER	CASH TO SELLER	CASH TO SELLER	CASH TO SELLER	CASH TO SELLER
CONDITIONS OF SALE	NORMAL	NORMAL	NORMAL	NORMAL	NORMAL	NORMAL
ECONOMIC TRENDS	7/15/2021	2/3/2016	12/20/2016	9/5/2018	12/18/2018	12/7/2020
LOCATION	ELM ST TO MLK BLVD	TEXAS AT W 13th/NO FLOOD	7th/PEACH - 100% FLOOD	7th/ROBISON 100% FLOOD	TEXAS BLVD/NO FLOOD	W 7th / 100% FLOOD
COMPARISON	100% FLOOD ZONE	-45%	0%	0%	-45%	0%
ADJUSTMENT		-$0.51	$0.00	$0.00	-$0.30	$0.00
AC	2.22					
SIZE/SF	96,703	7,000	25,400	12,632	14,840	62,726
COMPARISON		-5%	-4%	-4%	-4%	-2%
ADJUSTMENT		-$0.06	-$0.02	-$0.03	-$0.03	-$0.01
SHAPE/ACCESS	IRREGULAR	RECTANGULAR/CRNR	SLIGHTLY IRREG	TRIANGULAR	RECT/CORNER	IRREGULAR/PERIMETER FNC
COMPARISON		-5%	0%	-10%	-5%	-5%
ADJUSTMENT		-$0.06	$0.00	-$0.07	-$0.03	-$0.02
OTHER - ZONING	C - COMMERCIAL	C- COMMERCIAL	C-COMMERCIAL	I-1;LIGHT INDUSTRIAL	GR-GENERAL RETAIL	C-COMMERCIAL
COMPARISON		0%	0%	2%	0%	0%
ADJUSTMENT		$0.00	$0.00	$0.01	$0.00	$0.00
TOTAL ADJUSTMENTS		-$0.63	-$0.02	-$0.08	-$0.36	-$0.02
INDICATES PER SF		$0.51	$0.47	$0.59	$0.31	$0.30
WEIGHTING		8	6	6	10	10
AVERAGE/SF	$0.44					
WEIGHTED AVERAGE	$0.41					

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Adjustment Notes- site in use

Conditions of Sale, Financing and Property Rights
All of the sales were typical market conditions, typical financing, and all fee simple property rights, and no adjustments were required.

Economic Trends
Overall, the general market in similar sites has remained relatively stable, and no support for adjustments [either positive or negative] was noted, and none were applied.

Location
Locations are generally mixed use, with commercial predominant. Flood zone was considered to be the main difference in location, and Sales #2, #3 and #5 are similarly located in flood zone areas. Negative 45% adjustments were applied at Sales #1 and #4 for location outside flood zone.

Adjustment Item 1
Generally, economies of scale are noted in substantially larger tracts [typically, a larger number of units will command a lower price per unit]. Market observations in the general regional market recognize a difference in price per unit for tracts substantially different in size, of approximately 5% to 15% for each halving/doubling in size. In this analysis, approximately 5% for each halving/doubling in size was considered. The following table indicates size adjustments applied in this analysis based upon a market derived 5% adjustment for each halving/doubling in size. These adjustments are applied in the adjustment grid as shown.

SIZE ADJUSTMENT FOR SUBJECT TRACT

SALE NUMBER	COMP SIZE/SF	SUBJECT SIZE	PERCENT DIFFERENCE IN SIZE	ADJUSTMENT PER DOUBLING	INDICATED ADJUSTMENT
1	7,000	96,703	-93%	5%	-5%
2	25,400	96,703	-74%	5%	-4%
3	12,632	96,703	-87%	5%	-4%
4	14,840	96,703	-85%	5%	-4%
5	62,726	96,703	-35%	5%	-2%

Adjustment Item 2
Adjustments were applied for shape/utility differences, with negative 5% adjustment applied at Sales #1, #4 and #5, and negative 10% applied at Sale #3.

Zoning is considered similar at these sales, with positive 2% adjustment applied at Sale #3 for time/effort required to change zoning as Industrial [commercial area, but zoning remains industrial].

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Land Value Conclusion – improved site

After adjustments, the sales yield a value range from $0.30 per Square foot, to $0.59 per Square foot. The average price per Square foot, after adjustments is $0.44 per SF, and the weighted average [most weight given to the most similar property] is $$0.41 per SF. These sales were considered supportive of approximately $0.41 per SF for the subject site, or

SIZE/SF	$ PER SF	INDICATES
96,703	$0.41	$39,648.23
ROUNDED		**$40,000.00**

Based on the above analysis, I have reconciled to a site value of **$40,000.00**, for the whole site in use, ***as if vacant***, on the effective date of the appraisal.

I have further included a separate adjustment grid for the vacant two lots that are located across Elm Street from the improved site. Both of these lots are impacted by the shaded flood zone. These are typical original city lots, 50' X 140' each, or a total of 100' X 140' = 14,000 SF.

The same sales located in the downtown area are used in the following grid, and adjustments were applied.

See extraordinary assumptions.

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

ADJUSTMENT GRID AT TWO VACANT LOTS

ADJUSTMENT GRID	SUBJECT	COMP #1	COMP #2	COMP #3	COMP #4	COMP #5
ADDRESS						
	812-814 ELM STREET	1302 TEXAS BOULEVARD	WEST 7th AT PEACH	2500 W 7th	2402 TEXAS BOULEVARD	901 WEST 7th
	TEXARKANA, TX	TEXARKANA, TX	TEXARKANA, TX	TEXARKANA, TX	TEXARKANA, TX	TEXARKANA, TX
SALE DATE	7/15/2021	2/3/2016	12/20/2016	9/5/2018	12/18/2018	12/7/2020
SALE PRICE	$0.00	$8,000.00	$12,500.00	$8,500.00	$10,000.00	$20,000.00
PRICE/SF	$0.00	$1.14	$0.49	$0.67	$0.67	$0.32
PROPERTY RIGHTS	FEE SIMPLE	FEE SIMPLE	FEE SIMPLE	FEE SIMPLE	FEE SIMPLE	FEE SIMPLE
FINANCING	TYPICAL	CASH TO SELLER	CASH TO SELLER	CASH TO SELLER	CASH TO SELLER	CASH TO SELLER
CONDITIONS OF SALE	NORMAL	NORMAL	NORMAL	NORMAL	NORMAL	NORMAL
ECONOMIC TRENDS	7/15/2021	2/3/2016	12/20/2016	9/5/2018	12/18/2018	12/7/2020
LOCATION	ELM	TEXAS AT W 13th/NO FLOOD	7th/PEACH - 100% FLOOD	7th/ROBISON 100% FLOOD	TEXAS BLVD/NO FLOOD	W 7th / 100% FLOOD
COMPARISON	100% FLOOD ZONE	-45%	0%	0%	-45%	0%
ADJUSTMENT		-$0.51	$0.00	$0.00	-$0.30	$0.00
AC	0.32					
SIZE/SF	14,000	7,000	25,400	12,632	14,840	62,726
COMPARISON		-3%	4%	0%	0%	17%
ADJUSTMENT		-$0.03	$0.02	$0.00	$0.00	$0.05
SHAPE/ACCESS	IRREGULAR	RECTANGULAR/CRNR	SLIGHTLY IRREG	TRIANGULAR	RECT/CORNER	IRREGULAR/PERIMETER FNC
COMPARISON	FNC AT 3 SIDES	0%	5%	5%	0%	-2%
ADJUSTMENT		$0.00	$0.02	$0.03	$0.00	-$0.01
OTHER - ZONING	C - COMMERCIAL	C- COMMERCIAL	C-COMMERCIAL	I-1;LIGHT INDUSTRIAL	GR-GENERAL RETAIL	C-COMMERCIAL
COMPARISON		0%	0%	2%	0%	0%
ADJUSTMENT		$0.00	$0.00	$0.01	$0.00	$0.00
TOTAL ADJUSTMENTS		-$0.55	$0.04	$0.05	-$0.30	$0.05
INDICATES PER SF		$0.59	$0.54	$0.72	$0.37	$0.37
WEIGHTING		8	6	6	10	10
AVERAGE/SF	$0.52					
WEIGHTED AVERAGE	$0.49					

Adjustment Notes – 2 vacant lots

Conditions of Sale, Financing and Property Rights
Similar to the improved site, no adjustments were required.

Economic Trends
No support for adjustments [either positive or negative] was noted, and none were applied.

Location
Flood zone was considered to be the main difference in location. Negative 45% adjustments were applied at Sales #1 and #4 for location outside flood zone.

Adjustment Item 1
Similar to the improved site, approximately 5% for each halving/doubling in size was considered. The following table indicates size adjustments applied in this analysis.

SIZE ADJUSTMENT FOR SUBJECT TRACT

SALE NUMBER	COMP SIZE/SF	SUBJECT SIZE	PERCENT DIFFERENCE IN SIZE	ADJUSTMENT PER DOUBLING	INDICATED ADJUSTMENT
1	7,000	14,000	-50%	5%	-3%
2	25,400	14,000	81%	5%	4%
3	12,632	14,000	-10%	5%	0%
4	14,840	14,000	6%	5%	0%
5	62,726	14,000	348%	5%	17%

Adjustment Item 2
Adjustments were applied for shape/utility differences, with additional consideration given to fencing at three sides at subject. Positive 5% adjustments were applied at Sales #2 and #3, with a negative 2% adjustment applied at Sale #5 [similar, with fencing at all sides].

Zoning is considered similar at these sales, with positive 2% adjustment applied at Sale #3 for time/effort required to change zoning as Industrial [commercial area, but zoning remains industrial].

Land Value Conclusion
After adjustments, the sales yield a value range from $0.37 per Square foot, to $0.72 per Square foot. The average price per Square foot, after adjustments is $0.52 per SF, and the weighted average [most weight given to the most similar property] is $$0.49 per SF. These sales were considered supportive of approximately $0.50 per SF for the subject site, or

SIZE/SF	$ PER SF	INDICATES
14,000	$0.50	$7,000.00
ROUNDED		**$7,000.00**

Based on the above analysis, I have reconciled to a site value of **$7,000.00**, for the two vacant lots located across Elm Street, on the effective date of the appraisal.

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Cost Analysis

The next step in the Cost Approach is to estimate the replacement cost of the buildings and site improvements.

The subject improvements are estimated to be over 55 years old, and physical depreciation is a major consideration.

Due to the age of the improvements and substantial depreciation applicable, resulting in a less reliable indication of value via the cost approach, I have not included the cost approach in this analysis.

The estimated value of the site in use, as if vacant, as of the effective date of the appraisal is **$40,000.00** and the estimated value of the two additional vacant lots, that are located across the street from the improved site is **$7,000.00** as of the effective date of the appraisal, July 15, 2021.

See extraordinary assumptions.

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Sales Comparison Approach

The Sales Comparison Approach is based on the premise that a buyer would pay no more for a specific property than the cost of obtaining a property with the same quality, utility, and perceived benefits of ownership. It is based on the principals of supply and demand, balance, substitution and externalities. The following steps describe the applied process of the Sales Comparison Approach.

1. The market in which the subject property competes is investigated; comparable sales, contracts for sale and current offerings are reviewed.

2. The most pertinent data is further analyzed and the quality of the transaction is determined.

3. The most meaningful unit of value for the subject property is determined.

4. Each comparable sale is analyzed and where appropriate, adjusted to equate with the subject property.

5. The value indication of each comparable sale is analyzed and the data reconciled for a final indication of value via the Sales Comparison Approach.

I have researched and analyzed 6 sales in the Texarkana market and these represent similar large retail/open buildings with varying similarities.

Few sales of properties similar in size were available for comparison in the immediate Texarkana market. The following sales required significant adjustments but were considered to be the best available for comparison.

IMPROVED SALES SUMMARY TABLE

No.	Location	Sale Date	Price	Building (SF)	Price/ SF
1.	2910 Austin Street	03/27/2019	$105,800	3,750	$28.21
2.	7000 West 7th Street	07/29/2019	$175,000	4,664	$37.52
3.	2020 and 2022 West 7th St	10/11/2019	$130,000	6,220	$20.90
4.	2003 Chelf Road	08/22/2019	$245,000	7,500	$32.67
5.	1019 Spruce Street	10/27/2020	$149,500	6,975	$21.43
6.	2806 Austin Street	04/15/2021	$212,000	7,200	$29.44

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Improved Sale No. 1

Property Identification

Record ID	2699
Property Type	Industrial, Office/ Shop
Address	2910 Austin Street, Texarkana, Bowie Co., Texas 75501
Location	Austin Street across from Thompson Street
Tax ID	09260007220

Sale Data

Grantor	Bridgeman, LLC
Grantee	Lach-On Construction, LLC
Sale Date	March 27, 2019
Deed Book/Page	2019-3104
Property Rights	Fee
Conditions of Sale	Normal Market conditions/marketed for 6 Mo +-
Financing	Conventional
Mortgagee	Farmers Bank
Sale History	Seller reportedly owned for more than 5 years prior to sale
Verification	Appraisal, loan officer, Broker Dan Butler
Sale Price	$105,800
Cash Equivalent	$105,800

Land Data

Land Size	0.560 Acres or 24,394 SF
Zoning	Industrial, Industrial
Topography	Level
Utilities	All public
Shape	Rectangular

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Improved Sale No. 1 (Cont.)

General Physical Data

Building Type	Single Tenant	
SF	3,750	
Area Breakdown	office	1,085
	shop	2,665
Construction Type	metal	
Roof Type	metal	
Foundation	concrete	
HVAC	central at office	
Floor Height	12' eave	
Year Built	1978 41 years old/average	
Condition	average	

Income Analysis

Potential Gross Income	$22,500 pro forma based on actual
Vacancy	$2,700 12%
Effective Gross Income	$19,800
Expenses	$4,980
Net Operating Income	$14,820

Indicators

Sale Price/Gross SF	$28.21
Floor Area Ratio	0.15
Land to Building Ratio	6.5:1
Occupancy at Sale	vacant
Gross Income Multiplier	4.70
Eff. Gross Income Multiplier	5.34
Expenses/Sq. Ft.	$1.33
Overall or Cap Rate	14.01%
Net Operating Income/Sq. Ft.	$3.95

Remarks

Broker, Dan Butler, provided a copy of the listing of $135,000.00 - stated to have been listed for 6 months at the improved portion, which was purchased separately from the additional land area that was vacant and not listed at the time of the sale. The $6,250 purchase of the adjacent site is detailed on a separate comparable sale as land only.

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Improved Sale No. 2

Property Identification

Record ID	2800
Property Type	Industrial, Light Industrial
Address	7000 West 7th Street, N/side running to Old Redwater Road at rear, about one mile W of Kings Hwy, Texarkana, Bowie County, Texas 75501

Sale Data

Grantor	Allen Burns et ux
Grantee	Michael Stewart et ux
Sale Date	July 29, 2019
Deed Book/Page	2019-7913
Property Rights	Fee
Conditions of Sale	Cash to seller
Verification	Appraisal, Deed, Buyer
Sale Price	$175,000
Cash Equivalent	$175,000

Land Data

Land Size	0.607 Acres or 26,441 SF
Topography	Level
Utilities	All public
Shape	Irregular

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Improved Sale No. 2 (Cont.)

General Physical Data

Building Type	Single Tenant		
Gross SF	4,664		
Area Breakdown	Office	1,780	Main Building
	Shop	1,511	Main Building
	2nd building	1,373	Shop at rear
Construction Type	Metal		
Roof Type	Metal		
Foundation	Concrete slab		
Electrical	Assumed adequate		
HVAC	Mini-split H/C @ office		
Floor Height	12'-14'		
Year Built	2002 Adn-2005; 2nd bldg-2007		
Condition	Average - effective age - 10		

Indicators

Sale Price/ SF	$37.52

Remarks

This is an average metal office/warehouse building located outside the city. The seller had relocated his auto service business to a new location further west. The buyer will occupy the property. Site improvements include total perimeter fencing and gravel parking at most of the site.

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Improved Sale No. 3

Property Identification

Record ID	2783
Property Type	Auto related, Auto Repair/Service
Address	2020-2022 West 7th St., Texarkana, Bowie Co., TX 75501
Location	Lots 14 and 15, Block 8, Heilbron's 5th Addition
Tax ID	10400009200 and 10400009300

Sale Data

Grantor	Unruh Leasing, LLC
Grantee	Lilly Jaxx Investments, LLC
Sale Date	October 11, 2019 recorded 10/15/2019
Deed Book/Page	2019/10845
Property Rights	Fee
Conditions of Sale	Normal Market
Financing	Cash to seller
Sale History	Seller purchased 12/13 for $57,800 but substantially renovated.
User 4	Prior Seller owned since 1994
Verification	MLS/Raffaelli Realtors
Sale Price	$130,000
Cash Equivalent	$130,000
Adjusted Price	$130,000

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Improved Sale No. 3 (Cont.)

Land Data

Land Size	0.321 Acres or 14,000 SF
Zoning	C - Commercial
Topography	level
Utilities	all public
Dimensions	100' X 140'
Shape	rectangular

General Physical Data

Building Type	Single Tenant		
SF	6,220		
Area Breakdown	office/showroom	1,220	ext renovated
	attached shop	2,000	shop area
	detached shop	3,000	shop
Construction Type	metal and brick veneer		
Roof Type	metal and comp		
Foundation	concrete slab		
HVAC	office/showroom		
Stories	1		
Floor Height	16		
Year Built	1970 renovated		
Condition	good		

Indicators

Sale Price/Gross SF	$20.90
Floor Area Ratio	0.44
Land to Building Ratio	2.25:1
Occupancy at Sale	owner

Remarks

MLS indicates the original listing was $149,900 in November, 2018. Marketing time on MLS stated as 322 days.

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Improved Sale No. 4

Property Identification

Record ID	2821
Property Type	Office/ Warehouse, Office/ Warehouse
Address	2003 Chelf Road, Texarkana, Bowie County, Texas 75503
Tax ID	11680012300

Sale Data

Grantor	Steitler Properties, Inc.
Grantee	D. Kirkland, Inc
Sale Date	August 22, 2019
Deed Book/Page	2019-9112
Property Rights	Fee Simple
Conditions of Sale	Normal Marketing conditions/Cash to seller
Sale History	Seller purchased earlier in year at foreclosure sale $264,000
Verification	appraiser
Sale Price	$285,000
Cash Equivalent	$285,000
Less Excess Land	$40,000
Adjusted Price	$245,000

Land Data

Land Size	2.262 Acres or 98,532 SF
Zoning	C - Commercial

General Physical Data

Building Type	Multi Tenant
SF	7,500

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Improved Sale No. 4 (Cont.)

Area Breakdown	office/wh	1,500	1/3 office
	office/wh	1,500	1/3 office
	office/wh	1,500	1/3 office
	office/wh	1,500	1/3 office
	office/wh	1,500	1/3 office

Construction Type	metal
Roof Type	metal
Foundation	concrete
HVAC	central at office
Stories	1
Floor Height	9
Year Built	2000 metal/average
Condition	average

Income Analysis

Potential Gross Income	$67,500 pro forma
Vacancy	$3,375
Effective Gross Income	$64,125
Expenses	$14,500
Net Operating Income	$49,625 pro forma

Indicators

Sale Price/ SF	$32.67 Adjusted
Floor Area Ratio	0.08
Land to Building Ratio	13.14:1
Gross Income Multiplier	3.63
Eff. Gross Income Multiplier	3.82
Expenses/Sq. Ft.	$1.93
Overall or Cap Rate	20.26%
Net Operating Income/Sq. Ft.	$6.62

Remarks

Building occupied a portion of the site, with surplus for future development of similar office warehouse buildings. No income/expense information available - pro forma estimates for income approach, after deduction of expected value of surplus land.

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Improved Sale No. 5

Property Identification

Record ID	2900
Property Type	Retail/Warehouse, Retail/warehouse
Address	1019 Spruce Street, Texarkana, Bowie County, Texas
Location	SW Corner Spruce at W 11th
Tax ID	03841050100; 03841050700; 0384050800

Sale Data

Grantor	Kalman Investments Inc
Grantee	Miller Bowie Supply Company
Sale Date	October 27, 2020
Deed Book/Page	11701
Property Rights	Fee Simple
Conditions of Sale	Normal Marketing
Financing	Conventional
Mortgagee	Commercial National Bank
Sale History	Seller owned since 2000
Verification	lender/seller
Sale Price	$149,500 real estate only
Cash Equivalent	$149,500

Land Data

Land Size	0.803 Acres or 35,000 SF

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Improved Sale No. 5 (Cont.)

Zoning	C - Commercial	
Shape	frontage at West 11th, Oak and Spruce	

General Physical Data

Building Name	True Value Hardware	
Building Type	Single Tenant	
Gross SF	6,975	
Area Breakdown	retail	5,200
	warehouse	1,775
Construction Type	metal	
Roof Type	metal	
Foundation	concrete	
HVAC	central at retail	
Stories	1	
Floor Height	9'	
Year Built	1975 average	
Condition	average	

Income Analysis

Potential Gross Income	$31,388 pro forma
Vacancy	$3,139
Effective Gross Income	$28,249
Expenses	$8,642
Net Operating Income	$19,607

Indicators

Sale Price/ SF	$21.43
Floor Area Ratio	0.20
Land to Building Ratio	5.00:1
Occupancy at Sale	owner
Gross Income Multiplier	4.76
Eff. Gross Income Multiplier	5.29
Expenses/Sq. Ft.	$1.24
Overall or Cap Rate	13.12%
Net Operating Income/Sq. Ft.	$2.81

Remarks

Included three lots that had less utility due to drainage area, but had small fenced storage shed across Oak Street from the retail structure.

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Improved Sale No. 6

Property Identification

Record ID	2995
Property Type	Industrial
Property Name	Formerly Aslin's American Movers
Address	2806 Austin Street, Texarkana, Bowie Co., TX 75501

Sale Data

Grantor	Aslin's American Movers
Grantee	VIN Properties, LLC
Sale Date	April 15, 2021
Deed Book/Page	2021-4276
Property Rights	Fee Simple
Conditions of Sale	Cash to seller
Sale History	Property listed for $299,900; 190 days on market
Verification	Realtor, Deed, prior Appraisal file
Sale Price	$232,000
Cash Equivalent	$232,000
Less Excess Land	$20,000
Adjusted Price	$212,000

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Improved Sale No. 6 (Cont.)

Land Data

Land Size	2.860 Acres or 124,582 SF
Zoning	Industrial
Topography	Level to gently sloping
Utilities	All public
Shape	Irregular

General Physical Data

Building Type	Single Tenant	
Gross SF	7,200	
Area Breakdown	Office/Finished	900
	Warehouse	6,300
Construction Type	Metal	
Roof Type	Metal	
Foundation	Concrete slab	
Electrical	Assumed adequate	
HVAC	Central at finished area	
Floor Height	14'	
Year Built	1978 Effective age - 20	
Condition	Average	

Indicators

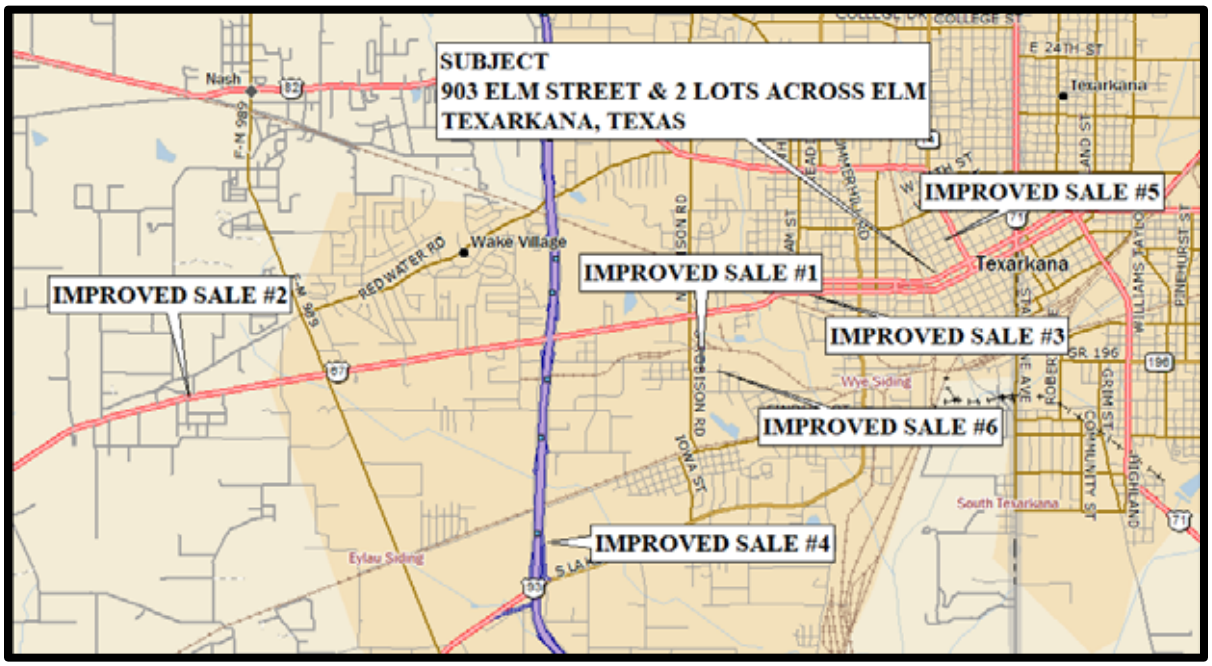
Sale Price/Gross SF	$32.22 Actual or $29.44 Adjusted

Remarks

This property included 1.98 acres in the main utilized site, and 0.88 acres of excess land some of which was not contiguous. The excess land is estimated at $20,000. The building was in average condition overall. There is a pit dock, drive-in ramp, and a dock-high porch area.

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Comparable Improved Sales Map



Analysis Grid

The above sales have been analyzed and compared with the subject property. I have considered adjustments in the areas of:

- Property Rights Sold
- Financing
- Conditions of Sale
- Economic Trends (time)
- Location
- Physical Characteristics

On the following page is a sales comparison grid displaying the subject property, the comparable improved sales and the adjustments applied.

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Sales Analysis Grid - IMPROVED - AS IS

ADJUSTMENT GRID	SUBJECT	COMP #1	COMP #2	COMP #3	COMP #4	COMP #5	COMP #6
ADDRESS	903 ELM STREET TEXARKANA, TX	2910 AUSTIN STREET TEXARKANA, TX	7000 WEST 7th STREET TEXARKANA, TX	2020-2022 WEST 7th STREET TEXARKANA, TX	2003 CHELF ROAD TEXARKANA, TX	1019 SPRUCE STREET TEXARKANA, TX	2806 AUSTIN STREET TEXARKANA, TX
SALE DATE	7/15/2021	3/27/2019	7/29/2019	10/11/2019	8/22/2019	10/27/2020	4/15/2021
SALE PRICE	$0.00	$105,800.00	$175,000.00	$130,000.00	$245,000.00	$149,500.00	$212,000.00
PRICE/UNIT	$0.00	$28.21	$37.52	$20.90	$32.67	$21.43	$29.44
PROPERTY RIGHTS	FEE SIMPLE	FEE SIMPLE	FEE SIMPLE	FEE SIMPLE	FEE SIMPLE	FEE SIMPLE	FEE SIMPLE
FINANCING	CONVENTIONAL	CONVENTIONAL	CASH TO SELLER	CASH TO SELLER	CASH TO SELLER	CONVENTIONAL	CASH TO SELLER
CONDITIONS OF SALE	NORMAL	NORMAL	NORMAL	NORMAL	NORMAL	NORMAL	NORMAL
ECONOMIC TRENDS	7/15/2021	3/27/2019	7/29/2019	10/11/2019	8/22/2019	10/27/2020	4/15/2021
LOCATION	ELM STREET	AUSTIN/NO FLOOD	W 7th/NO FLOOD	W 7th/NO FLOOD	CHELF ROAD/NO FLOOD	DRAINAGE AT PART SPRUCE STREET/NO FLD	AUSTIN STREET/NO FLOOD
COMPARISON	100% FLOOD	-10%	-10%	-10%	-10%	-5%	-10%
ADJUSTMENT		-$2.82	-$3.75	-$2.09	-$3.27	$0.00	-$2.94
SITE	$40,000	$10,000	$10,000	$7,000	$40,000	$30,000	$40,000
COMPARISON		INFERIOR	INFERIOR	INFERIOR	EQUAL	INFERIOR	EQUAL
ADJUSTMENT		$8.00	$6.43	$5.31	$0.00	$1.43	$0.00
SIZE/SF	4,952	3,750	4,664	6,220	7,500	6,975	7,200
COMPARISON		-2%	-1%	3%	5%	4%	5%
ADJUSTMENT		-$0.56	-$0.38	$0.63	$1.63	$0.86	$1.47
OFFICE/FINISHED	29% OFFICE	29% OFFICE	38% OFFICE	20% FINISHED OFFICE	33% OFFICE	75% RETAIL	13% OFFICE
COMPARISON	71% WAREHOUSE/SHOP	0%	-9%	9%	-4%	-10%	16%
ADJUSTMENT		$0.00	-$3.38	$1.88	-$1.31	-$2.14	$4.71
AGE/COND	55+-/AVG;METAL/SMALL BV	41 YRS/AVG; 12' EAVE METAL	12-17 YRS/METAL 12'-14' EAVE; AVERAGE	BLT 1970/49YRS/PAST RENO 10'-12' EAVE/AVG	BLT 2000/19 YRS/METAL 12' EAVE/AVG	BLT 1975/45 YRS/METAL 9'EAVE/AVG	BLT 1978/43 YRS/METAL 14' EAVE
COMPARISON	16' EAVE;SOME DEFERRED	10%	-10%	10%	-10%	40%	5%
ADJUSTMENT	MAINTENANCE	$2.82	-$3.75	$2.09	-$3.27	$8.57	$1.47
OTHER	PAVED PARKING/	GRAVEL/SMALL PAVED 5' FENCED AREA	FENCED PERIMETER GRAVEL YARD	ASPHALT AT FRONT NO FENCE	CONCRETE DRIVE INFERIOR	PARKING AT FRONT SMALL FNC STO	PARKING/DOCK AT FRNT NO FENCED AREA
EAVE HT/PARKING	FENCED STORAGE YARD	10%	10%	10%	15%	20%	10%
	STORAGE BUILDING	$2.82	$3.75	$2.09	$4.90	$4.29	$2.94
TOTAL ADJUSTMENTS		$10.26	-$1.07	$9.90	-$1.31	$13.01	$7.66
INDICATES PER SF		$38.47	$36.45	$30.80	$31.36	$34.44	$37.10
WEIGHTING		9	6	8	8	9	7
AVERAGE/PER SF	$34.77						
WEIGHTED AVERAGE	$34.72						
INDICATORS							
EGIM		5.34	N/A	N/A	3.82	5.29	N/A
OAR		14.01%	N/A	N/A	20.26%	13.12%	N/A

Adjustment Notes

Conditions of Sale
All of these sales reflect typical market conditions, and no adjustments for market conditions were made.

Economic Trends
These sales occurred over the past two-three years, and no indications of increases or decreases in prices at similar properties were noted during this period. No adjustments for economic trends were applied.

Location
Locations were considered to be relatively similar, with major differences after consideration of the contributory value at each site, being the impact from the flood zone, and negative 10% adjustments were applied at all except Sale #5 – consideration was given to Sale #5's drainage, and a negative 5% adjustment was applied.

Adjustment Item 1
Adjustments were applied at each sale for difference in contributory value at each site, as noted in the adjustment grid.

Adjustment Item 2
Smaller buildings tend to command a larger price per square foot [economy of scale]. Market observations in the general regional market recognize a difference in price per square foot, of approximately 5% to 20% for each halving/doubling in size. In this analysis, approximately 10% for each halving/doubling in size was considered. The following table indicates size adjustments applied in this analysis based upon a market derived 10% adjustment for each halving/doubling in size. These adjustments are applied in the adjustment grid as shown.

SIZE ADJUSTMENT FOR SUBJECT

SALE NUMBER	COMP SIZE/SF	SUBJECT SIZE	PERCENT DIFFERENCE IN SIZE	ADJUSTMENT PER DOUBLING	INDICATED ADJUSTMENT
1	3,750	4,952	-24%	10%	-2%
2	4,664	4,952	-6%	10%	-1%
3	6,220	4,952	26%	10%	3%
4	7,500	4,952	51%	10%	5%
5	6,975	4,952	41%	10%	4%
6	7,200	4,952	45%	10%	5%

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Adjustment Item 3

The subject property has approximately 29% office area, with 71% of the structure in the shop/warehouse areas – not climate controlled - and adjustments were applied for differences as shown; Generally, no adjustment was applied at Sale #1, with negative 9% at Sale #2, positive 9% at Sale #3, negative 4% applied at Sale #4, negative 10% applied at Sale #5, and positive 16% applied at Sale #6.

Adjustment Item 4

The subject property is over 55 years old, appears to have received typical maintenance, and is a metal building with 16' eave height. Adjustments applied for difference ranged from positive 5% at Sale #6, to negative 10% at Sales #2, and #4, and positive 10% at Sales #1 and #3. A large positive 40% adjustment was applied at Sale #5 for age/condition and lower eave height.

Adjustment Item 4

The subject includes a larged paved parking lot, with fenced storage yard [security fencing at the paved lot], and storage building. Adjustments were applied as shown – ranging from positive 10% to positive 20%.

After adjustments were applied, the indicated range of values per square foot was:

AVERAGE	$34.77
WEIGHTED AVERAGE	$34.72
HIGH	$38.47
LOW	$30.80

The indication of value per square foot for the subject is considered to more accurately reflected in the mid portion of the range. The overall average after adjustments, indicated by these sales is $34.77 per square foot, and the weighted average [consideration given to most comparable] was $34.72 per square foot, with $34.75 per square foot considered to be well supported for the subject property.

Therefore, the "***AS IS***" market value estimate of the improved site as of the effective date of the appraisal, July 15, 2021, via the per square foot method, is estimated as:

BUILDING AREA	$ PER SF	**INDICATES**
4,952	$34.75	**$172,082.00**
ROUNDED		**$172,000.00**

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Effective Gross Income Multiplier Analysis

The Effective Gross Income Multiplier, or EGIM, is a self-adjusting unit of comparison in that the relationship between income and price/value tends to be similar among reasonably comparable properties. Theoretically, this unit of comparison requires no adjustment because both the sale price and effective gross income of a property presumably move in the same direction and in essentially the same proportion in response to market conditions, locational and environmental influences, amenities and functional characteristics of a property.

In this instance, insufficient data was available for the development of an indication of value via the effective gross income multiplier. Therefore, I have relied upon the price per square foot method in the development of the estimated fee simple value of the improved site, located at 903 Elm Street, Texarkana, Bowie County, Texas, of $172,000.00 in as is condition as of the effective date of the appraisal, July 15, 2021. I have estimated the contributory value of the two separate vacant lots, addressed as 812 and 814 Elm Street [across Elm Street from the improved site] to be $7,000.00 as of the effective date of the appraisal, July 15, 2021.

Based on the analysis summarized above, I have reconciled to an "***AS IS***" market value estimate via the Sales Comparison Approach to value of the property located at 812, 814 and 903 Elm Street, Texarkana, Texas,[improved site at 903 Elm and two vacant lots at 812 and 814 Elm] as of the effective date of the appraisal on July 15, 2021 of **$179,000.00**, subject to the Limiting Conditions and Assumptions of this appraisal. The value indications are allocated as follows:

	903 ELM/AS IS	2 LOTS/VACANT	TOTAL
RECONCILED VALUE ESTIMATE…….	**$172,000.00**	**$7,000.00**	**$179,000.00**

Extraordinary Assumptions: I have assumed no environmental problems exist at this site – I have no reason to believe the site has environmental problems, but no reports were provided. I have assumed that the site size is approzimately as estimated and that all improvements are located within the boundaries of the site, since no survey was provided. Use of these extraordinary assumptions may impact the final value reported.

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Income Approach

The Income Approach to value is based on the present worth of the future rights to income. This type of analysis considers the property from an investor's point of view, the basic premise being that the amount and quality of the income stream are the basis for value of the property.

Direct Capitalization Analysis

The steps involved in capitalizing the subject's net operating income are as follows:

1. Develop the subject's Potential Gross Income (PGI) through analysis of the subject's actual historic income and an analysis of competitive current market income rates.

2. Estimate and deduct vacancy and collection losses to develop the Effective Gross Income (EGI).

3. Develop and subtract operating expenses to derive the Net Operating Income (NOI).

4. Develop the appropriate capitalization rate (R_o).

5. Divide the net operating income by the capitalization rate for an estimate of value through the income approach.

The subject is currently vacant, but has historically been owner/occupied, and no actual income/expense data was available to me. Leases and sales of leased properties similar to the subject are not readily available in the local market since the majority of similar properties are owner/occupied.

The income approach has not been completed in this analysis due to lack of similar data for the development of typical rental income, and typical landlord expenses, as well as capitalization rates, etc.

The most relevant approach to value for property similar to the subject was considered to be the sales comparison approach.

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Final Reconciliation

The process of reconciliation involves the analysis of each approach to value. The quality of data applied, the significance of each approach as it relates to market behavior and defensibility of each approach are considered and weighed.

In this appraisal, only one approach to value was applied at the improved property – the contributory value of the two vacant sites was estimated from sales of similar sites in the immediate area. The indications are summarized below:

INDICATIONS - SITE	*AS IF VACANT*	*VACANT LOTS*	
SITE VALUE AS IF VACANT.....	$40,000.00	$7,000.00	
INDICATIONS AT IMPROVED S	***AS IS***	*VACANT LOTS*	*TOTAL*
COST APPROACH.....	NOT COMPLETED		
SALES COMPARISON.....	$172,000.00	$7,000.00	$179,000.00
INCOME APPROACH.....	NOT COMPLETED		
	903 ELM/AS IS	2 LOTS/VACANT	TOTAL
RECONCILED VALUE ESTIMATE.....	$172,000.00	$7,000.00	$179,000.00

Cost Approach

The cost approach provides an accurate estimate of reproduction cost new of the improvements, when the property is relatively new, with a functional plan and no locational obsolescence, and improved to its highest and best use.

The subject property is estimated to be over 55 years old, and the Cost Approach to value was considered to be the least credible approach to value for a property similar in age, and has not been included in this analysis.

Sales Comparison Approach

The sales comparison approach reflects the thinking and behavior of informed rational purchasers and sellers in the market. The sales gathered and analyzed occurred from 2019 through 2021. In my judgment, the pertinent data of each of the sales is well documented; however, sales of similar type properties were limited, due to the differences in location, age, finish, etc.

Sufficient information was gathered from buyers, sellers, brokers and appraisers involved with these transactions to allow for development of several units of comparison, including physical units {price per SF, Gross Rent Multiplier, etc.}, as well as information regarding the income and expenses at each sale, in varying degrees of detail.

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Reconciliation -continued

The sales were adjusted to the extent possible in order to achieve similarity with the subject, and an indication of value per square foot was derived.

The Effective Gross Income Multiplier is often considered in the sales comparison approach. In this analysis, the majority of similar properties are owner/occupied. Insufficient information from which to extract EGIM was available. The price per SF indication was considered to be the best indication of value for the subject.

Income Approach

The value estimate by the income approach considers current market attitudes toward similar property types and the risks inherent in the investments.

Comparable data was limited for the estimate of the market rental, expenses and capitalization ranges for the subject.

The income approach was not considered in this analysis.

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Reconciliation -continued

Value Conclusion

The subject is expected to continue to be an owner-occupied property upon sale, and the sales utilized indicate that owner-occupancy is predominant in similar properties. The sales comparison approach has been given most weight in this analysis.

Based on the analysis summarized above, I have reconciled to the following value estimate of the fee simple interest, in the "***AS IS condition",*** as market conditions exist on the effective date of the appraisal, subject to the Limiting Conditions and Assumptions of this appraisal:

	903 ELM/AS IS	2 LOTS/VACANT	TOTAL
RECONCILED VALUE ESTIMATE…….	**$172,000.00**	**$7,000.00**	**$179,000.00**

Extraordinary Assumptions: I have assumed no environmental problems exist at this site – I have no reason to believe the site has environmental problems, but no reports were provided. I have assumed that the site size is approzimately as estimated and that all improvements are located within the boundaries of the site, since no survey was provided. Use of these extraordinary assumptions may impact the final value reported.

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Certification Statement

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial and unbiased professional analyses, opinions and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
- I previously appraised the property that is the subject of this analysis on August 27, 2018 as of the effective date of death of the prior owner September 21, 2017, for the estate.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed and this report has been prepared in conformity with the *Uniform Standards of Professional Appraisal Practice (USPAP).*
- I have made a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the person signing this certification.
- The reported analyses, opinions, and conclusions were developed, and this report has prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

- As of the date of this report, I, Pam Bonds, have completed the continuing education program of the Appraisal Institute.

- No change of any item in the appraisal report shall be made by anyone other than the Appraiser, and the Appraiser shall have no responsibility for any such unauthorized change.

- The Appraiser has established sufficient competence to appraise this property through education and experience, in addition to the internal resources of the appraisal firm.

- My value conclusion and other opinions expressed herein are not based on a requested minimum value, a specific value or approval of a loan.

- My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Texas Real Estate Commission and/or the Arkansas Real Estate Commission.

Based on the analysis summarized above, I have reconciled to the following value estimate of the fee simple interest, in the "***AS IS***", as market conditions exist on the effective date of the appraisal, subject to the Limiting Conditions and Assumptions of this appraisal:

	903 ELM/AS IS	2 LOTS/VACANT	TOTAL
RECONCILED VALUE ESTIMATE.....	$172,000.00	$7,000.00	$179,000.00

Extraordinary Assumptions: I have assumed no environmental problems exist at this site – I have no reason to believe the site has environmental problems, but no reports were provided. I have assumed that the site size is approzimately as estimated and that all improvements are located within the boundaries of the site, since no survey was provided. Use of these extraordinary assumptions may impact the final value reported.

July 29, 2021
Date

Pam Bonds, MAI, SRA
Real Estate Appraiser
Texas License #TX 1320451 G
Expiration Date - April 30, 2023
Arkansas Certification # CG 0336
Expiration Date – June 30, 2022

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Qualifications

PAM BONDS MAI, SRA

PRESENT POSITION:

Real Estate Appraiser

PROFESSIONAL AFFILIATIONS AND DESIGNATIONS:
Member, Appraisal Institute (MAI), Member #12014

Senior Residential Appraiser, Appraisal Institute, (SRA)

Member, Texas Association of Realtors, National Association of Realtors (Licensed Broker, Texas)

Texas State Certified General Real Estate Appraiser, CERTIFICATE NUMBER TX-1320451-G, Expires April 30, 2023

Arkansas State Certified General Real Estate Appraiser, CERTIFICATE NUMBER #CG0336, Expires June 30, 2022

EDUCATION:

East Texas State University, at Texarkana, Bachelor Degree in Business Administration

Various real estate appraisal courses, Appraisal Institute

EXPERIENCE:

Actively engaged in the real estate appraisal profession since 1977. During this time, obtained experience in the valuation of a large range of property types for various purposes.

EMPLOYMENT

1977 - 1983 - P.M. Brown Realtors, Inc.

1984 - 1985 - Pam Bonds, Real Estate Appraisals

1985 - 1/90 - The Appraisal Group

1/90 -2001 - Pam Bonds, Real Estate Appraisals

2001- present – The Appraisal Group

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Addenda

1. Letter of Engagement
2. Deed for legal description
3. Bowie County Tax Appraisal district information printout
4. Property Inspection summary
5. COVID-19 Research articles
6. Arkansas Certification
7. Texas Certification

LETTER OF ENGAGEMENT

Thu 6/24/2021 10:59 AM

TEX-Henslee, Dustin <dustin.henslee@txkusa.org>

RE: Document2

To Pam Bonds

Cc TEX-Orr, David

You replied to this message on 6/24/2021 11:01 AM.

Ms. Bonds,

Please proceed with this appraisal. We are in the process of requesting a Phase 1 Environmental, but it will be at least a couple months before this is done. Only other known issues that may affect marketability at this time would be that the property and building being located in the floodway and floodplain. If you have any questions, please let me know.

Thanks

Dusty Henslee, P.E., CFM
Director of Public Works
City of Texarkana, Texas
Office: (903)-798-3953
Cell: (903)-908-1808

Email communications through this office may be subject to Texas Public Records laws and may be shared with others.

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

THE APPRAISAL GROUP
Real Estate Appraisals
3601 North Robison Road
Phone (903) 793-3211 Texarkana, TX 75501 Fax (903) 793-3307

June 24, 2021

Mr. Dusty Henslee
Director of Public Works
City of Texarkana, Texas
220 Texas Boulevard
Texarkana, Texas

Re: Bid proposal, appraisal report for property located at 903 Elm Street, Texarkana, Bowie County, Texas 75501

Dear Mr. Henslee:

Pursuant to your request, I am writing this bid proposal for the development of a real property appraisal for the above referenced property.

This appraisal analysis intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice. This report is also intended to comply with Title XI of the Financial Institutions Reform, Recovery and Enforcement Act of 1989 (FIRREA).

As discussed, I can deliver to you an appraisal analysis for $1,500.00, within approximately three weeks after an appraisal is ordered.

The purpose of the appraisal as stated to me is for use in purchasing the property that is the subject of this analysis. Please provide any statements/inspections regarding issues [especially environmental, etc., that are outside my area of expertise, that would impact the marketability and/or value of the property].

Respectfully submitted,

The Appraisal Group
3601 North Robison Road
Texarkana, Texas 75503

Pam Bonds, MAI, SRA
Member #12014
Arkansas Certification # CG 0336
Expires 06/30/2022
Texas Certification #TX 1320451-G
Expires 04/30/2023

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

DEED

Filed For Record In:
Bowie County, Texas
Tina Petty
County Clerk
On: Oct 25,2017 at 01:30P

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Warranty Deed with Vendor's Lien

1717608 ah

Date: October 23, 2017

Grantor: BETTY FOULKE, also known as BETTY J. FOULKE, owning, occupying and claiming a homestead property other than that herein described

Grantor's Mailing Address:

BETTY FOULKE
2710 Charlotte St.
Texarkana, TX 75501
Bowie County

Grantee: PRUETT REALTY, LLC, a Texas limited liability company

Grantee's Mailing Address:

PRUETT REALTY, LLC
3201 Summerhill Road
Texarkana, TX 75503
Bowie County

Consideration:

Cash and a note of even date executed by Grantee and referred to as the first-lien note and payable to the order of FARMERS BANK & TRUST COMPANY in the principal amount of TWO HUNDRED THOUSAND AND NO/100 DOLLARS ($200,000.00). The first-lien note is secured by the first and superior vendor's lien against and superior title to the Property retained in this deed in favor of FARMERS BANK & TRUST COMPANY and is also secured by a first-lien deed of trust of even date from Grantee to Dave White, trustee.

Property (including any improvements):

812 Elm:
Lot Numbered NINE (9) in Block Numbered THIRTY-FIVE (35) of the Original City of Texarkana, Bowie County, Texas, also known as TRIGGS ADDITION.

814 Elm:
Lot Numbered TEN (10) in Block Numbered THIRTY-FIVE (35) of the Original City of Texarkana, Bowie County, Texas.

901 W. 7th:
All that certain tract or parcel of land being a part of Block Numbered SIXTY-SEVEN (67) of the Original City of Texarkana, Bowie County, Texas, and being more particularly described by metes and bounds as follows:
COMMENCING at a railroad spike in place at the Northeast corner of Block Numbered Sixty-Seven (67) of the Original City of Texarkana, Bowie County, Texas, said Point of Commencing being at the point of intersection of South right-of-way line of West Seventh Street and the West right-of-way line of Elm Street;
THENCE S 63° 39' 00" W, 80.67 feet with the North boundary line of said Block No. 67, to a 1/2 inch reinf. steel pin in place at the point of intersection of said North boundary line and the projection of a line along and adjoining the face of an existing concrete curb, for the POINT OF BEGINNING of the herein described tract;
THENCE S 63° 39' 00" W, 248.13 feet with said North boundary line to a 1/2" reinf. square steel pin in place at the Northwest corner of said Block No. 67;
THENCE S 28° 17' 34" E, 300.00 feet with said West boundary line of said Block No. 67 to a 1/2 inch reinf. square pin at the Southwest corner of said Block No. 67;
THENCE N 63° 39' 00" E, 158.07 feet with the South boundary line of said Block No. 67 to a 1/2 inch reinf. steel pin in place at the point of intersection of said South boundary line and the projection of a line along and adjoining the West edge of an existing four (4) foot concrete walk;
THENCE N 26° 33' 16" W, 107.12 feet with said line along walk and the projection thereof to a found 1/2 inch reinf. steel pin for corner at the face of an existing concrete curb;
THENCE N 64° 37' 47" E, 17.45 feet with the face of said curb to a found 1/2 inch reinf. steel pin for corner at the angle point in said curb;
THENCE N 25° 20' 21" E, 93.82 feet to a found 1/2 inch reinf. steel pin for corner at the corner of the face of an existing concrete curb;
THENCE N 26° 03' 41" W, 135.02 feet with a line along and adjoining the face of an existing concrete curb and its projection thereof, to the POINT OF BEGINNING, containing 62.774 square feet or 1.441 acres of land, more or less.

805 Elm:
All of Block 34, TRIGGS ADDITION to the City of Texarkana, Bowie County, Texas, being that property more particularly described in Volume 237, Page 406, Volume 295, Page 522, Deed Records and Volume 2254, Page 29, Real Property Records of Bowie County, Texas, and being the same property as described in Sheriff's Deed dated April 2, 2013, recorded in Volume 6433, Page 281 of the Real Property Records of Bowie County, Texas.

903 Elm:
All that certain tract or parcel of land located in the THOMAS B. MOORE HEADRIGHT SURVEY, Abst. No. 398, and being part of Blocks No. 5 and 6 of the subdivision of the said Thomas B. Moore Headright Survey, and more particularly described by metes and bounds as follows;

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

BEGINNING at the Southeast corner of Block No. 6 and the Northeast corner of Block No. 5 of the subdivision of the Thomas B. Moore Headright Survey;
THENCE North 154 feet to a stake set in the West boundary line of Elm Street;
THENCE North 26° 40' West with the West boundary line of Elm Street, 309.5 feet to a stake set in the West boundary line of Elm Street and the South boundary line of Tenth Street;
THENCE South 63° 20' West with the South boundary line of Tenth Street, 324.4 feet to a stake;
THENCE South 28° 40' East, 761.3 feet to a stake;
THENCE North 63° 20' East, 102.1 feet to a stake set in the West boundary line of Ward Street;
THENCE North with the West boundary line of Ward Street, 357.6 feet to the POINT OF BEGINNING.
Being the same property conveyed by those certain Deeds executed by R.W. Burnett and wife, Dale Burnett, in favor of C.A. Lee, recorded in Volume 253, Page 178 and Volume 253, Page 180 of the Deed Records of Bowie County, Texas.

SAVE AND EXCEPT from the above described tract of land, the following:
BEGINNING at an iron pin for corner at the intersection of the South boundary line of Tenth Street and the West boundary line of Elm Street, the Northeast corner of said Lee land;
THENCE South 61° 20' West, 324.4 feet with the South boundary line of Tenth Street to an iron pin for corner, the Northwest corner of said Lee land;
THENCE South 28° 40' East, 236.12 feet to an iron pin for corner on the West boundary line of said Lee land;
THENCE North 61° 42' 33" East, passing at 26.41 feet the corner of a chain link fence and continuing 260.5 feet with said fence to a corner in said fence, and continuing a total distance of 324.41 feet to an iron pin for corner on the West boundary line of Elm Street;
THENCE North 28° 40' West, 238.25 feet with the West boundary line of Elm Street to the PLACE OF BEGINNING, containing 1.766 acres of land, more or less.

ALSO SAVE AND EXCEPT the following:
All that certain tract or parcel of land described as a portion of Lots 5 and 6 of the subdivision of the T.B. Moore Headright Survey, Bowie County, Texas, and being a portion of the same land described in a deed from Western Sports, Inc. to Texarkana Auto Auction, Inc. dated April 13, 1979, and recorded in Volume 648, Page 83, Deed Records, Bowie County, Texas, and being more particularly described by metes and bounds as follows:
COMMENCING at a point for corner at the Northeast corner of said Lot No. 6;
THENCE S 00° 20' 00" W, with the East line of said Lot No. 6, 248.62 feet to a point for corner in the North right-of-way line of 8th Street;
THENCE S 74° 22' 00" W, with said 8th Street right-of-way, 153.49 feet to a point for corner on the East right-of-way line of the K.C.S. Railroad and the POINT OF BEGINNING for the herein described tract;
THENCE N 26° 56' 30" W, with said Railroad right-of-way, 400.22 feet to a point for corner at the Southeast corner of a certain 1.776 acre tract of land conveyed to the City of Texarkana, Texas, by Western Sports, Inc.
THENCE 83° 18' 22" E, with the South line of said 1.776 acre tract, 28.69 feet to a point for corner at a fence corner;
THENCE S 26° 21' 19" E, with a fence line, 405.01 feet to a point for corner at a fence corner, said point being in the North right-of-way line of said 8th Street;

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

THENCE S 74° 22' 00" W, with said 8th Street right-of-way line, 24.93 feet to the POINT OF BEGINNING, containing 0.25 acre of land, more or less.

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and taxes for 2017, which Grantee assumes and agrees to pay, but not subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantor assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

FARMERS BANK & TRUST COMPANY, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of FARMERS BANK & TRUST COMPANY and are transferred to FARMERS BANK & TRUST COMPANY without recourse against Grantor.

When the context requires, singular nouns and pronouns include the plural.

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Betty Foulke
BETTY FOULKE

STATE OF TEXAS)

COUNTY OF BOWIE)

Before me, a Notary Public, on this day personally appeared BETTY FOULKE, known to me, or proved to me through Drivers License (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 23rd day of October, 2017.

Arlynda Hitt
Notary Public, State of Texas
My commission expires: 1-31-21

ARLYNDA HITT NOTARY PUBLIC STATE OF TEXAS ID 13098781-4 EXP. 01-31-2021

PREPARED IN THE OFFICE OF:
LANGDON ✯ DAVIS
Attorneys at Law
625 Sam Houston
New Boston, TX 75570

AFTER RECORDING, RETURN TO:
TWIN CITY TITLE
3310 Arista Blvd.
Texarkana, TX 75503

Filed For Record In:
Bowie County, Texas
Tina Petty
County Clerk
On: Oct 25,2017 at 01:30P

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

BOWIE COUNTY TAX APPRAISAL DISTRICT PRINTOUT

TaxNetUSA

Prepared by:
The Appraisal Group
Pam Bonds

3601 North Robison Road
Texarkana, TX 75501
pam.bonds@theappraisalgroupinc.com
903-793-3211

Property Details

PIDN: **36197** Long Account Number: **16380002300**

Owner Name	PRUETT REALTY LLC
Mailing Address	5904 SUMMERFIELD DR TEXARKANA, TX 75503
Location	903 ELM
Legal	T B MOORES A-398 PT 2017-11953 10/25/17 BLK/TRACT 5 6 2.22 ACRES

Total Market Value	**$172,695**
Previous Year Value	$170,264
Percent Change	1.43%
Total Appraised Value	$172,695
Improvement Value	$157,155
Land Value	15,540
Agri Prod Value	50
Timber Prod Value	50
Restricted Product Value	50

Data up to date as of Aug 10, 2020 including 2020 Certified values.

Property Details

Exemptions	
Freeze Exempt	N
Agent Code	
Living Area (sqft)	4900
Land Acres	2.220
State Code	F1
Neighborhood Code	16380
Neighborhood	T B MOORES A-398
Abstract	0

Estimated Taxes

Code	Entity Name	Taxable Value	Rate Year	Tax Rate	Tax Amt
01B	Bowie County	$172,695	2020	0.42432200	$732.78
02T	Texarkana	$172,695	2020	0.70000000	$1,208.87
03T	Texarkana ISD	$172,695	2020	1.30970000	$2,261.79
04C	Texarkana Community College District	$172,695	2020	0.12308100	$212.55
				*Total Estimated Taxes	$4,415.99

Taxable values based on exemption:
Above Current Homestead Over 65

Note: The Total Estimated Taxes are provided as a courtesy and should not be relied upon in making financial or other decisions.

Improvement Information

Description	SQFT	Year Built
PO02EA	735	0
ER02EA	735	0
WW05SA	3,430	0

Segment Information

Imp ID	Seg ID	Description	Class	Area
1	1	COMMERCIAL	PO02EA	735
2	1	COMMERCIAL	ER02EA	735
3	1	COMMERCIAL	WW05SA	3,430
3	2	ADDITIVE	WW05SA	410
3	3	ADDITIVE	WW05SA	492

Land Information

Land Seq	SPTB Code	Class	Homesite	Size	Size Unit
	F1	A*C37	N	2.220	ACRE

Deed Information

Deed Date	Volume	Page	Grantor	Grantee
20160527	2016	6645	DICKERSON, LARRY	FOULKE, BETTY J
20171025	2017	11953	FOULKE, BETTY J	PRUETT REALTY LLC

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

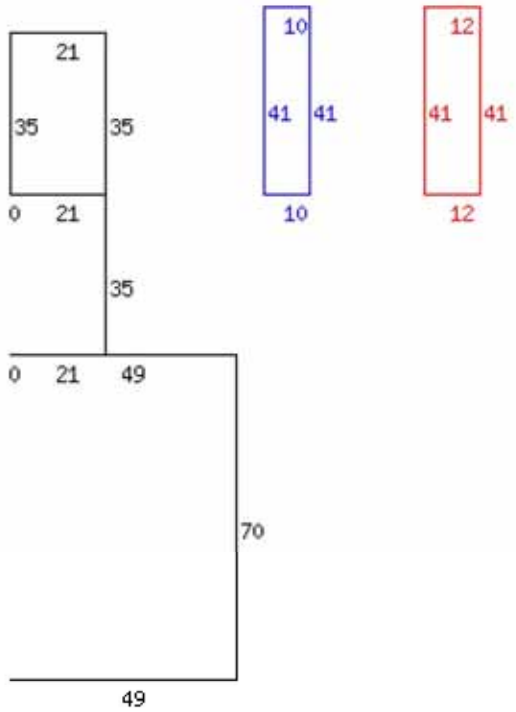
Property Map

PIDN 16:380002300 Bowie County

Jul 21, 2021 Page 2 of 3

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Improvement Sketch



Sketch Image Copyright 2021 TaxNetUSA, Inc. Rendered by DigiSketch.

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

TaxNetUSA

Prepared by:
The Appraisal Group
Pam Bonds

3601 North Robison Road
Texarkana, TX 75501
pam.bonds@theappraisalgroupinc.com
903-793-3211

Property Details

PIDN: **8033** Long Account Number: **03840020900**

Owner Name	PRUETT REALTY LLC
Mailing Address	5904 SUMMERFIELD DR TEXARKANA, TX 75503
Location	814 ELM
Legal	CITY/TRIGGS ADDN LOT 10 2017-11953 10/25/17 BLK/TRACT 35 0.16 ACRES

Total Market Value	**$1,750**
Previous Year Value	$1,575
Percent Change	11.11%
Total Appraised Value	$1,750
Improvement Value	$0
Land Value	$1,750
Agri Prod Value	$0
Timber Prod Value	$0
Restricted Product Value	$0

Data up to date as of Aug 10, 2020 including 2020 Certified values.

Property Details

Exemptions	
Freeze Exempt	N
Agent Code	
Living Area (sqft)	0
Land Acres	0.160
State Code	C1C
Neighborhood Code	3840
Neighborhood	CITY/TRIGGS ADDN
Abstract	0

Estimated Taxes

Code	Entity Name	Taxable Value	Rate Year	Tax Rate	Tax Amt
01B	Bowie County	$1,750	2020	0.42432200	$7.43
02T	Texarkana	$1,750	2020	0.70000000	$12.25
03T	Texarkana ISD	$1,750	2020	1.30970000	$22.92
04C	Texarkana Community College District	$1,750	2020	0.12308100	$2.15
				*Total Estimated Taxes	$44.75

Taxable values based on exemption:
O&over65CurrentOthomesteadOover 65

Note: The Total Estimated Taxes are provided as a courtesy and should not be relied upon in making financial or other decisions.

Improvement Information

Description	SQFT	Year Built
NOCLAS	0	0

Segment Information

Imp ID	Seg ID	Description	Class	Area

Land Information

Land Seq	SPTB Code	Class	Homesite	Size	Size Unit
	C1R	LSBD	N	7000.000	SQFT

Deed Information

Deed Date	Volume	Page	Grantor	Grantee
20160902	2016	10659	DICKERSON, LARRY & CHARLE	FOULKE, BETTY J
20171025	2017	11953	FOULKE, BETTY J	PRUETT REALTY LLC

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Property Map

PIDN 03040020000 Bowie County

Jul 23, 2021 Page 2 of 2

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

TaxNetUSA

Prepared by:
The Appraisal Group
Pam Bonds

3601 North Robison Road
Texarkana, TX 75501
pam.bonds@theappraisalgroupinc.com
903-793-3211

Property Details

PIDN: **8032** Long Account Number: **03840020800**

Owner Name	PRUETT REALTY LLC
Mailing Address	5904 SUMMERFIELD DR TEXARKANA, TX 75503
Location	812 ELM
Legal	CITY/TRIGGS ADDN LOT 9 2017-11953 M 10/25/17 BLK/TRACT 35 0.16 ACRES

Total Market Value	**$1,750**
Previous Year Value	$1,575
Percent Change	11.11%
Total Appraised Value	$1,750
Improvement Value	$0
Land Value	$1,750
Agri Prod Value	$0
Timber Prod Value	$0
Restricted Product Value	$0

Data up to date as of Aug 10, 2020 including 2020 Certified values.

Property Details

Exemptions	
Freeze Exempt	N
Agent Code	
Living Area (sqft)	0
Land Acres	0.160
State Code	C1C
Neighborhood Code	3840
Neighborhood	CITY/TRIGGS ADDN
Abstract	0

Estimated Taxes

Code	Entity Name	Taxable Value	Rate Year	Tax Rate	Tax Amt
01B	Bowie County	$1,750	2020	0.42432200	$7.43
02T	Texarkana	$1,750	2020	0.70000000	$12.25
03T	Texarkana ISD	$1,750	2020	1.30970000	$22.92
04C	Texarkana Community College District	$1,750	2020	0.12308100	$2.15
				*Total Estimated Taxes	$44.75

Taxable values based on exemption:
O&over65Current0&homestead0over 65

Note: The Total Estimated Taxes are provided as a courtesy and should not be relied upon in making financial or other decisions.

Improvement Information

Description	SQFT	Year Built
NOCLAS	0	0

Segment Information

Imp ID	Seg ID	Description	Class	Area

Land Information

Land Seq	SPTB Code	Class	Homesite	Size	Size Unit
	C1C	LSBD	N	7000.000	SQFT

Deed Information

Deed Date	Volume	Page	Grantor	Grantee
20160902	2016	10659	DICKERSON, LARRY ETAL	FOULKE, BETTY J
20171025	2017	11953	FOULKE, BETTY J	PRUETT REALTY LLC

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Property Map

PIDN 03040020000 Bowie County

Jul 23, 2021 Page 2 of 2

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

SUMMARY/INSPECTION REPORT

Report Identification: 0117, 903 Elm St, Texarkana, TX

GENERAL SUMMARY

The inspection of the property listed above must be performed in compliance with the rules of the Texas Real Estate Commission (TREC)

Major Concerns Recommend

Major expense/Immediate Attention Needed/Immediate Health/Safety concern

☑ None Apparent at the time of inspection

Safety Concerns

Safety/Fire/Electrical concerns

CEILINGS AND FLOORS

1. Interior ceiling are incomplete at water heater/heating unit closet , this condition is in need of repair to aid in maintaining the fire separation barrier between the home and attic space. 5/8" drywall is recommended to provide an approximate 20 minute burn time during fire.

WINDOWS

2. Window glazing was observed to be cracked/broken at Southwest side, this condition warrants repair by a qualified window/glass technician to aid in the prevention of accidental injury and for proper future performance.

SERVICE ENTRANCE AND PANELS

3. Improper termination of abandoned wiring was observed at main panel, loose/abandoned/spare wiring should be properly terminated by applying proper connectors and electrical tape and stored safely away from energized circuits.

4. *Double tap on branch circuit breaker was observed at the sub panel B. Breakers can not have more than one wire connected to them. If a breaker has more than one wire, it must be mentioned in this report. Multiple wires are a reorganized hazard for house wiring. If there are not enough circuits for the structure an extra sub box may be a good alternative. A qualified licensed electrician should service the system.*

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

5. Improper termination of abandoned wiring was observed at sub panel B, loose/abandoned/spare wiring should be properly terminated by applying proper connectors and electrical tape and stored safely away from energized circuits.

BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

6. Smoke detectors were observed to be needed throughout the structure. Recommend a qualified contractor evaluate needs and install smoke detection to aid in safe egress during fire/smoke damage.

7. Fire Extinguishers are required to be placed at every exit of a commercial building and inspected annually, recommend a qualified contractor to evaluate and install fire extinguishers.

8. Exposed wiring observed at interior wall at rear bathroom off of kitchen area, this condition is considered a recognized safety hazard, your inspector recommends a qualified electrician evaluate for securing exposed wiring in conduit or in the wall cavity to aid in the prevention of damage and potential for accidental shock.

HEATING EQUIPMENT

9. The furnace does not have the proper amount of available combustion/draft air. If the unit is in the structure, it is very important that proper venting is installed. The gas furnace closet should be sealed from interior of the home and combustion/draft air be supplied from outside. This issue is typically resolved by having a qualified HVAC technician install a 4" pipe into the attic or outside from the furnace closet to allow for supply air to be drawn from outside the home. Your inspector recommends a qualified HVAC technician evaluate and repair as necessary.

WATER HEATING EQUIPMENT

10. The water heater Temperature /Pressure relief piping termination was observed to be improper, this piping is required to terminate in a downward direction and 6"-12" from the floor. Recommend a qualified plumber evaluate for repair to aid in the prevention of accidental injury due to super heated water or excess pressure relief.

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Items in Need of Evaluation

Recommend repair by a qualified contractor

FOUNDATIONS

1. Trees and aggressive root system observed near/at North side foundation components, this condition should be evaluated by a qualified Arborist for modification or removal as trees and aggressive roots located near the foundations can lead to costly damage of the home's foundation.

GRADING AND DRAINAGE

2. Your inspector recommends maintaining shrubbery, vines and trees at least 12" away from exterior wall cladding's to allow for proper ventilation and reduce moisture at siding.

3. Gutter systems are leaking at joints/seams in various locations. recommend sealant be applied to the inside of the gutters to aid in the prevention of leaking and premature deterioration.

4. Gutter down spouts were observed to be missing at various locations, recommend a qualified contractor evaluate and repair to aid in the prevention of splash back at exterior walls and to aid in proper drainage away from foundation.

ROOF COVERING MATERIALS

5. Rust was observed at vent stacks and metal flashing, recommend a qualified roofer evaluate and repair as necessary.

6. Prior Hail damage of Metal roofing and vent covers were observed, does not appear to be degraded to the point of leaking, recommend monitoring and repair by a roofer if hail damage is of concern.

7. Trees are impinging the roof. Tree branches can damage a roof even in a gentle breeze. Whenever a tree is in contact with the roof structure, we recommend trimming the tree or branches back aggressively.

ROOF STRUCTURES AND ATTICS

8. Insulation at the roof area was observed to be damage at various areas, recommend a qualified contractor evaluate and repair as necessary.

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

WALLS (INTERIOR AND EXTERIOR)

9. Vertical Cracks were observed at the front entrance area and North side, this condition is typically associated with some movement of the structure. Recommend sealing cracks to aid in the prevention of moisture and pest intrusion. Cracks such as these are somewhat common and should be monitored over time. Recommend a qualified brick mason further evaluate should there be additional concern.

10. Caulk /Sealant is recommended at all penetrations such as cracks, gaps, holes and cable or piping penetrations to aid in the prevention of moisture and possible pest intrusion

11. Exterior siding was observed to be damaged and rusted at various areas, recommend a qualified contractor evaluate and repair to aid in the prevention of further damage and potential for moisture intrusion at interior framing.

CEILINGS AND FLOORS

12. Tile Damage- Ceiling tiles loose/old/stained at various location(s), recommend qualified contractor evaluate for repairs and to enhance cosmetic properties.

13. Cracked flooring was observed at rear office area, although somewhat minor at the time of inspection, we recommend evaluation for repair should there be additional concerns.

14. Floor covering was observed to be removed with concrete being visible at front office area. Recommend a qualified floor covering contractor evaluate if of concern.

DOORS (INTERIOR AND EXTERIOR)

15. Interior door at rear office was not closing properly due to misalignment or settlement of the home, this condition warrants having a qualified contractor evaluate and make necessary adjustments to effected doors to allow for proper operation and locking.

Various doors are in need of repair. Recommend repair by a qualified contractor.

16. Various doors are in need of repair. Recommend repair by a qualified contractor.

17. Door trim/molding's damaged and in need of repair at front side, recommend qualified contractor repair damaged trim.

18. Weather stripping is torn or missing on the exterior door(s). Recommend repair by a qualified contractor.

19. Garage doors and trim were observed to be damaged due physical impact, recommend a qualified contractor evaluate and repair to aid in maintaining integrity of surrounding components

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

20. Garage door at front area is in need of repair/paint. Recommend repair/paint by a qualified contractor

21. Weather stripping is torn or missing on the garage door(s). Recommend repair by a qualified contractor.

WINDOWS

22. Window trim was observed to be rusted, recommend a qualified contractor evaluate and repair to help preserve the metal trim.

PORCHES, BALCONIES, DECKS, AND CARPORTS

23. Rust was observed at front entry area at post and awning, recommend a qualified contractor evaluate and repair to help preserve the metal.

OTHER

24. Asphalt driveway was observed, some cracking and minor heaving/settlement was observed, recommend sealing cracks and gaps to aid in the prevention of further damage and potential for injury.

BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

25. Interior outlets were observed to be inoperable at kitchen area and West interior wall of warehouse, recommend a qualified electrician evaluate and repair/replace the outlet.

HEATING EQUIPMENT

26. Needs cleaning and service, recommend a licensed HVAC technician to evaluate and repair as necessary.

27. Ceiling mount heaters at Northwest and Southeast corners are older and were observed to be inoperable at the time of inspection, recommend a qualified HVAC technician evaluate and repair as necessary.

COOLING EQUIPMENT

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

28. Exterior A/C equipment was not operating properly at the time of inspection.This condition can be due to a variety of deficiencies. Your inspector recommends a qualified HVAC technician evaluate and repair be fore closing as this condition be costly to repair.

29. Breaker/Disconnect - At the time of inspection the breaker disconnect was observed to be to close to the A/C unit and could not be opened, recommend a qualified HVAC technician evaluate and move so the the breaker disconnect is accessible.

DUCT SYSTEMS, CHASES, AND VENTS

30. Ducts appear to need cleaning, recommend HVAC technician evaluate needs and repair as necessary.

PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

31. Hose bib at North side was inoperable, recommend a qualified plumber evaluate and repair as necessary.

32. Hot side of the sinks at kitchen and back bathroom areas were observed to be to turned off and could not be turned back on. Recommend a qualified plumber evaluate and repair as necessary.

DRAINS, WASTES, AND VENTS

33. The home's drain piping consists of cast iron metal pipe, cast iron piping was widely used during the time of construction and has a typical life span of 50 years. This type of piping rusts from the inside out and can allow for obstruction. We recommend a qualified plumber evaluate the condition of the piping for future performance.

34. Drainage was observed to be leaking under the rear bathrooom sink area off of the kitchen. Recommend qualified contractor evaluate and repair to aid in the prevention of moisture damage to surrounding building materials

35. Toilet at the bathroom in the warehouse was observed to be inoperable, recommend a qualified plumber evaluate and repair as necessary.

36. Drainage at rear bathroom off of the kitchen area was poor and in need of service by qualified plumber.

WATER HEATING EQUIPMENT

37. Water heater burner compartment is showing excessive rust and carbon build up, your inspector recommends a qualified plumbing contractor evaluate and repair/replace as necessary.

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

38. Drain Pan was not present at interior Gas water heater located at rear office closet,we recommend installing a drain pan upon replacing the water heater as it is typically not cost effective to install with the water heater currently installed. Recommend a qualified plumber evaluate for drain pan installation if of major concern

39. The water heater was observed to have surpassed it expected life span and was not operating. Water heater have an average life span of 10-12 yrs. Your inspector recommends a qualified plumber replace unit.

RANGE HOOD AND EXHAUST SYSTEMS

40. Range hood appears to be in satisfactory condition at the time of the inspection. Commercial appliances are not within the scope of this inspection, recommend a qualified appliance technician evaluate further.

RANGES, COOKTOPS, AND OVENS

41. Commercial appliances are not within the scope of this inspection, recommend a qualified appliance technician evaluate if of concern.

GARAGE DOOR OPERATORS

42. Overhead door at the Northeast side was observed to be locked and could not be operated. Recommend a qualified contractor evaluate.

43. Overhead door at the Souththeast side was observed to not operate properly. Recommend a qualified overhead door contractor evaluate and repair.

44. Overhead door at the Southwest side was inoperable. Recommend a qualified overhead door contractor evaluate and repair.

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Recommend Improvement

Not an immediate need/ Issue not affecting performance at this time

GRADING AND DRAINAGE

1. Improvement: Soil levels against the exterior grade beam were noted to be too high in various locations. When soil levels are high against the face of the foundation it promotes water penetration of the structure and insect infestation. This item should be corrected so there is some exposure of the foundation face and soil grade made to slope away from the home's foundation.

2. Erosion- Minor erosion at rear of structure area(s) observed, a gutter extension should resolve this issue.

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Items in Need of Monitoring

Defect or Component is showing signs of aging or wear but with no indication of failure apparent at this time.

GRADING AND DRAINAGE

1. Mature tree(s) were observed to be within 10ft of the structure's foundation, this condition is considered conducive to future damage of the foundation due to potential for aggressive roots to enter foundation components. Recommend monitoring for damage or having the tree removed to aid in the prevention of future damage.

ROOF COVERING MATERIALS

2. Metal Roofing- Monitoring metal roofing is recommended as fasteners may need additional sealant over time, at the time of inspection, roof covering appeared to be performing as intended.

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

COVID ARTICLES
IMPACT ON COMMERCIAL/INDUSTRIAL REAL ESTATE
FROM A-Z BIG MEDIA – COLLIERS INTERNATIONAL – REAL ESTATE

Here's how experts say COVID-19 will impact industrial real estate

Above: Hines, together with funds managed by Oaktree Capital Management, L.P., announced in March they have closed on the property for the future development of two speculative industrial buildings, each 569,520 square feet in size, in the City of Glendale.

REAL ESTATE | 28 Aug | AZRE

Although industrial real estate has outperformed other commercial property types this year due in part to a surge in e-commerce, broader macroeconomic indicators suggest industrial space absorption will decline sharply in Q3 2020 and then rebound to positive levels in Q2 2021, according to the NAIOP Industrial Space Demand Forecast, released today.

Industrial net absorption is forecast to decline to negative 141 million square feet in Q3 2020. Net absorption is forecast to remain negative after Q3, with negative absorption of approximately 72 million square feet in Q4 2020 and 27 million square feet in Q1 2021. The forecast calls for a return to positive net absorption by Q2 2021. Growth in industrial absorption consistent with pre-pandemic trends, however, is not forecast to resume until Q1 2022.

"The U.S. macroeconomic landscape has deteriorated significantly," say the authors, Hany Guirguis, Ph.D., Professor, Economics and Finance, Manhattan College and Timothy Savage, Ph.D., Clinical Assistant Professor, Schack Institute of Real Estate, New York University. "The Q2 2020 contraction in Gross Domestic Product (GDP), if annualized, was nearly 33%, rivaling the early years of the Great Depression. The yield curve, the difference between long- and short-term interest rates and a bellwether of forward-looking expectations of economic growth, has been below 50 basis points, or negative, since January 2019. Moreover, real-time indicators of economic activity, as well as academic forecasts of growth, highlight the headwinds currently facing the U.S. economy."

According to the report, although the pandemic will likely increase demand for e-commerce, it is unlikely that industrial real estate will be completely immune from the effects of the coronavirus-induced recession. These include significant disruptions to supply chains and global trade, reduced manufacturing and construction activity, and widespread store closures among brick-and-mortar retailers.

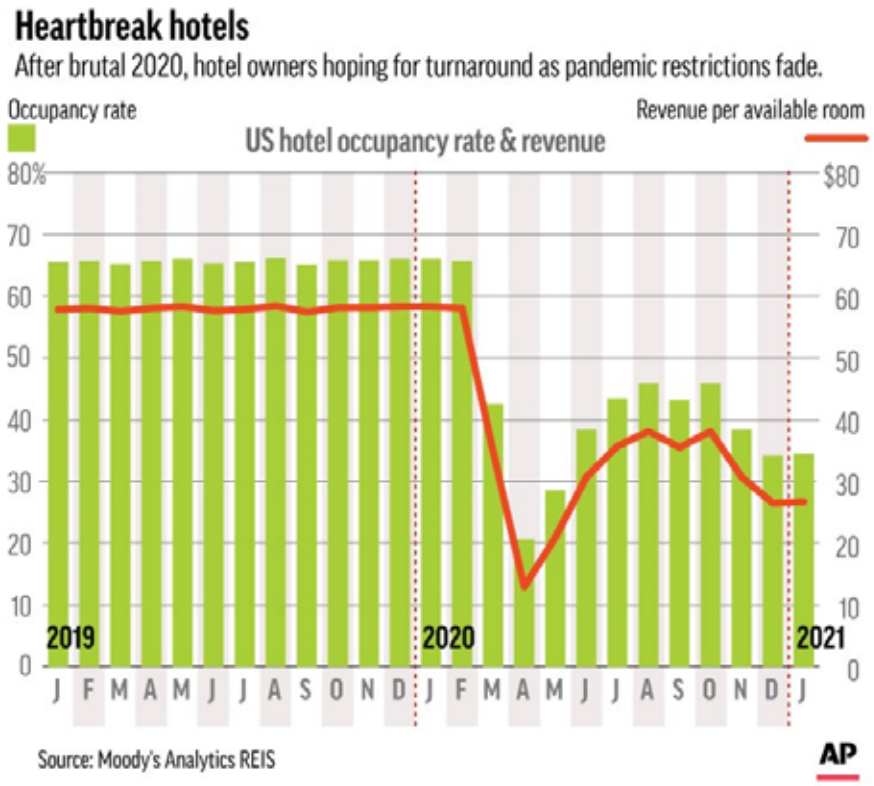
"E-commerce will drive long-term growth in industrial real estate," said Thomas J. Bisacquino, president and CEO of NAIOP. "But it is only one piece of the puzzle. COVID is a natural disaster that significantly affected consumer demand and supply chains. When the crisis ends, we anticipate that the rebound will be faster than in prior economic slowdowns."

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

AP NEWS

Pandemic impact may weigh on commercial real estate recovery

By ALEX VEIGA April 8, 2021



LOS ANGELES (AP) — The distribution of COVID-19 vaccines is fueling optimism that Americans will increasingly return to the ways they used to shop, travel and work before the pandemic.

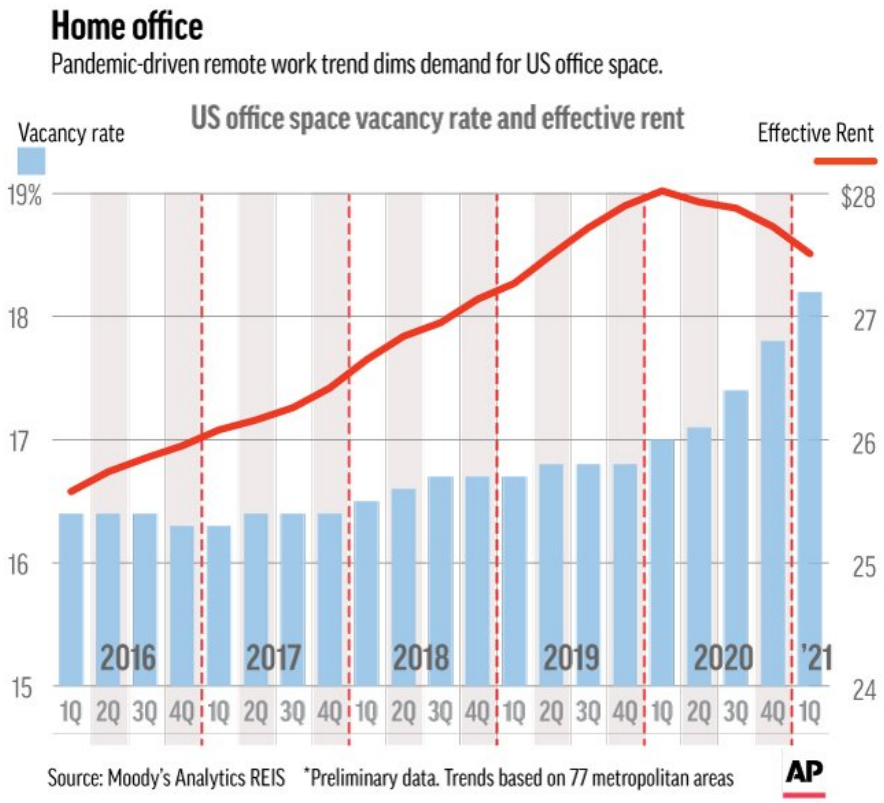
That would be a welcome change for companies that own office buildings and hotels, or those that lease space to restaurants, bars, department stores and other retailers. These have been the hardest-hit areas of commercial real estate over the past year as the pandemic forced many businesses to shut down temporarily or operate on a limited basis.

But even as the U.S. economy appears set to roar back to life this year, as many economists now predict, demand trends for commercial real estate could take longer to recover as businesses reassess their post-pandemic needs.

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

This means higher vacancy rates and declining rents this year, especially for retail and office property owners, said Thomas LaSalvia, senior economist with Moody's Analytics.

"We see such potential and plenty of anecdotes and early data of actual shifts in how we work and how we shop," he said. "The structural changes that are going on still give us pause to say that we've entered a recovery in terms of office or retail."



So far this year, the commercial real estate market has seen some positive trends, as many businesses that had to shut down or operate on a limited basis are being given the green light to open by governments amid a pullback in new coronavirus cases and a ramped-up rollout of vaccines.

In March, the national unemployment rate fell from 6.2% to 6% and employers added 916,000 jobs, the most since August. That included 216,000 positions at restaurants, hotels and bars — the sector most damaged by the pandemic.

And this week, the International Monetary Fund forecast that the U.S. economy will grow 6.4% this year. That would fastest annual pace since 1984 and the strongest among the world's wealthiest countries.

Still, commercial real estate owners face uncertainty as tenants reevaluate their needs. Will businesses that rented office space and spent the last year with most or all of their

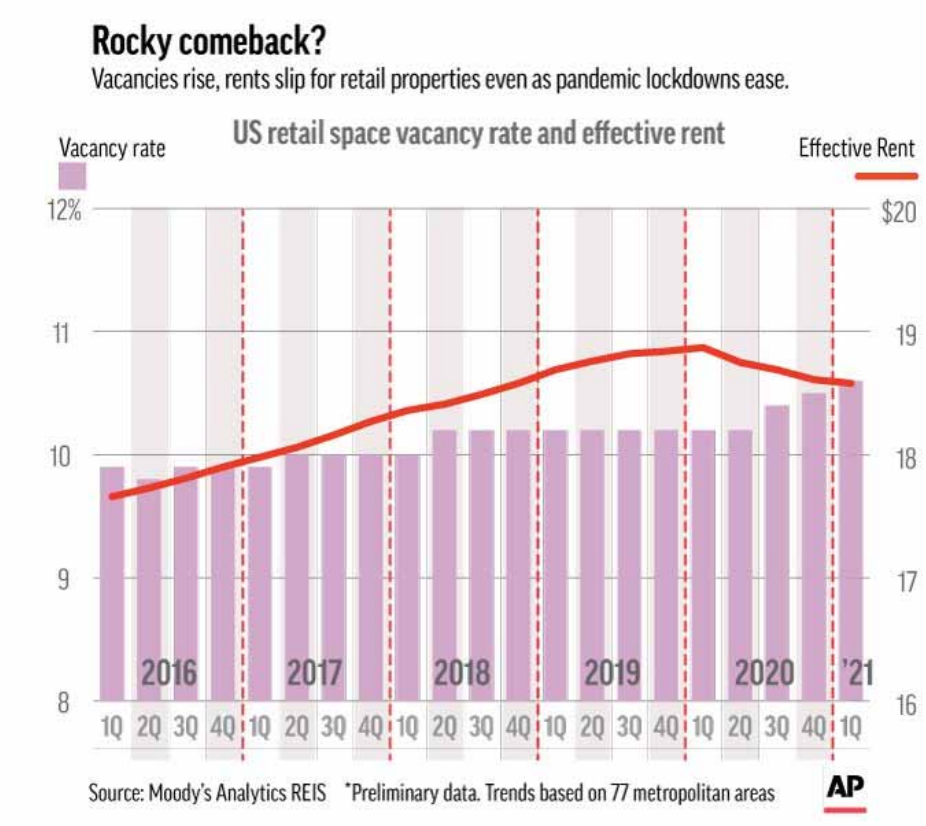
Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

employees working from home need as much space? Will retailers that shifted more of their operations online during the pandemic cut back on storefronts? Will businesses resume spending on travel after having embraced video conferencing?

The full impact of these assessments may not be known for a while, as commercial property leases tend to run between five and 15 years. Still, some of the economic fallout from the pandemic is already visible in national commercial real estate industry data.

The vacancy rate for retail space increased to 10.6% in the first three months of this year from 10.2% a year earlier, according to Moody's Analytics. And average effective rent, what's left after taking out concessions offered by landlords to woo tenants, dropped 1.5%.

Moody's Analytics is projecting vacancy rates for retail properties will climb to 11% or 12% as businesses reconsider their space needs after last year, when the percentage of retail purchases made online nearly doubled to 20%.



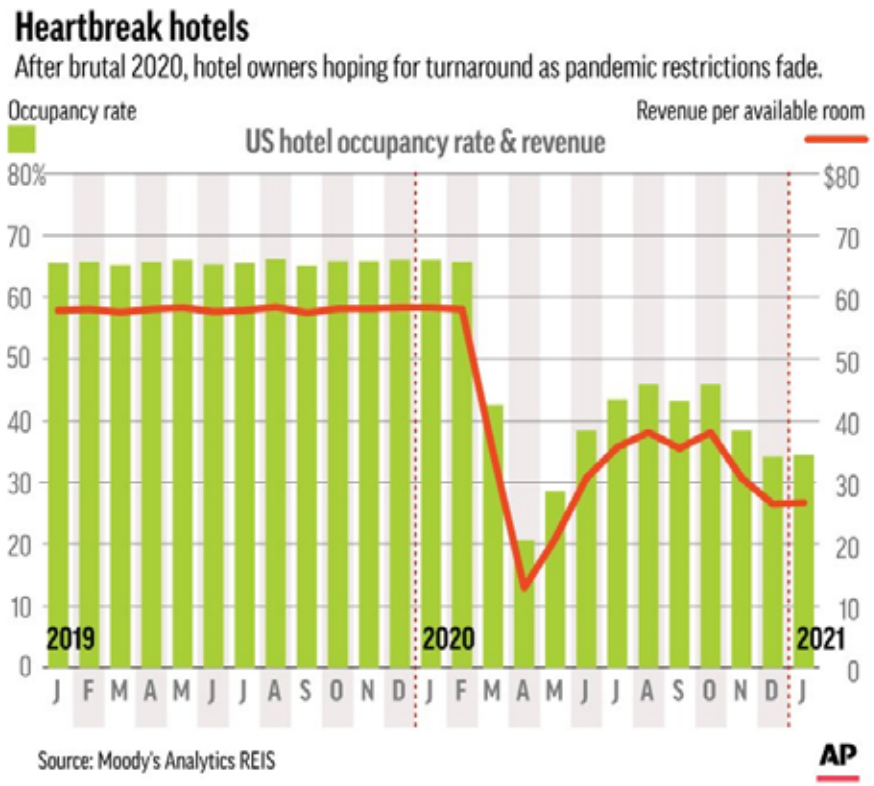
"We actually expect that to rise closer to 25% by 2025," LaSalvia said. "This pandemic forced a lot of people to pull the bandage off in terms of being willing and able to shop online."

For office space, vacancies rose to a rate of 18.2% in the first quarter from 17%, while average effective rent fell 1.8%, according to Moody's Analytics.

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Before the pandemic, office vacancies had been trending around 15% to 16% nationally. LaSalvia expects that to climb to 20% by 2022, then decline gradually to 17% by the end of the decade.

Hotels have had it particularly rough. Occupancy rates sank a year ago after global leisure and business travel all but ground to a halt. The monthly occupancy rate had been running well above 60% in 2019 and stood at 65.7% in February 2020. Two months later, it sunk to 20.6%, according to data from Moody's Analytics.



Occupancy improved to about 45% last summer, before easing again. It was 34.4% in January, down from 66% a year earlier.

Meanwhile, the average revenue per available room, or RevPAR, a key hotel industry metric, was $30.27 in January, down 64% from a year earlier.

Hotel occupancy is expected to pick up this summer, as more people receive a COVID-19 vaccine and feel more at ease about travel. Last month, U.S. airport security checkpoints recorded sharp increases in traffic, including more than 1.5 million people in a single day, the largest number since the pandemic began.

"The summer leisure season will be pretty good," LaSalvia said. "But the business travel is going to hold us back a little bit this year and it's going to take maybe a couple of years before that really picks up again."

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

DEMAND INCREASING AT INDUSTRIAL

UNITED STATES

CBRE

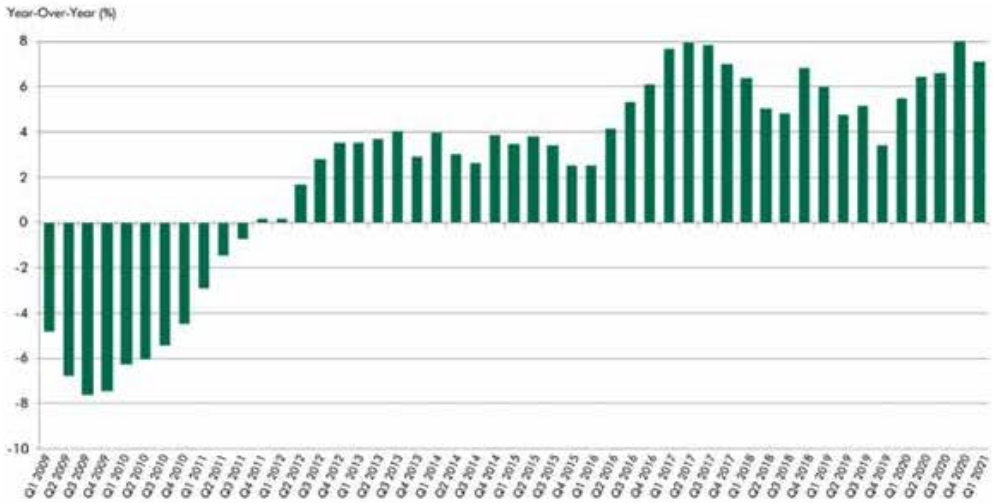
U.S. MarketFlash: Industrial Taking Rents Now Growing Faster Than Asking Rents, Reflecting Voracious Demand

2 minute read time

June 10, 2021

Average industrial asking rents increased by a record 8.3% year-over-year in Q4 2020 and by 7.1% in Q1 2021. Over the past five years, asking rents have averaged 6.8% annual growth.

Figure 1: Strong Fundamentals Increase Asking Rents

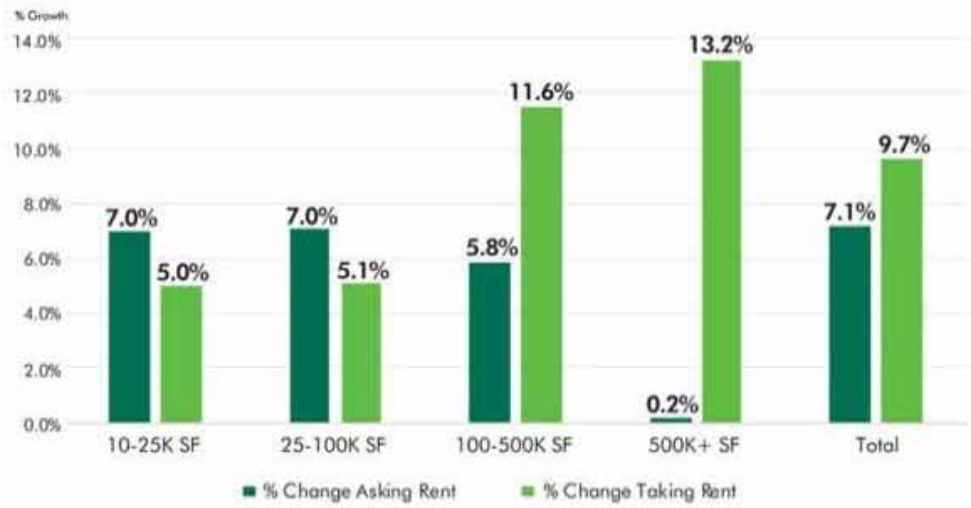


Source: CBRE Econometric Advisors, Q1 2021.

Taking rents are growing even more robustly. First-year base rents on leases of 12 months or more rose by 9.7% year-over-year for the first five months of 2021. Bulk warehouses have seen even sharper taking rent growth, logging increases of 13.2% for leases of 500,000 sq. ft. or more and 11.6% for leases of between 100,000 and 499,999 sq. ft.

Figure 2: Taking Rent Growth Exceeds Asking Rent Growth

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)



Note: Compares 1-year taking base rents for new leases and renewals with a lease term of 12 months or longer.
Source: CBRE Research.

Coastal markets, those near growing population centers or those with inland port hubs had the most growth in rents. First-year base rents in Northern New Jersey were up by 33.3% year-over-year through May, while Inland Empire rents grew by 24.1%. These two markets have long been regional distribution hubs because of their proximity to the country's largest seaports and metropolitan areas. They also have some of the lowest industrial vacancy rates in the country with the Inland Empire at 1.5% and Northern New Jersey at 2.2%. The need to lease facilities in these markets, coupled with record low vacancy rates, has often led to bidding wars among occupiers that are driving up rental rates.

Figure 3: Coastal Markets Dominate Year-Over-Year Base Rent Growth

	Market	% Change		Market	% Change
1	Northern New Jersey	33.3%	9	Central New Jersey	13.6%
2	Inland Empire	24.1%	10	Indianapolis	13.4%
3	Philadelphia	19.7%	11	Phoenix	12.1%
4	Louisville	19.0%	12	Reno	11.4%
5	Orange County	16.9%	13	Denver	9.6%
6	Boston	14.8%	14	East Bay, CA	8.3%
7	Nashville	14.5%	15	Los Angeles County	7.6%
8	Sacramento	14.1%			

Note: Compares year-over-year % growth in lease transactions signed from Jan.1 to May 31, 2021. Includes base rents for new leases and renewal transactions 10,000 sq. ft. and above with a lease term of 12 months or more.
Source: CBRE Research.

With continued near-record low vacancy rates, taking rent growth will outpace asking rent growth for the foreseeable future. Consequently, taking rents will remain a better gauge of the market's strength than more traditional metrics.

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

ARKANSAS CERTIFICATION

ARKANSAS
APPRAISER LICENSING &
CERTIFICATION BOARD
This is to certify that
Pamela Bonds

License #: CG 0336

has complied with the requirements of
Arkansas Code Section ◆17-14-201 et seq,;
and is the holder of a valid certificate.
This card is for identification purposes only.

6/30/2022
Expiration Date

Chairman

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

TEXAS CERTIFICATION

TALCB
TEXAS APPRAISER LICENSING & CERTIFICATION BOARD

Certified General Real Estate Appraiser

Appraiser: **PAMELA RAYE BONDS**
License #: **TX 1320451 G** License Expires: **04/30/2023**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title: Certified General Real Estate Appraiser

For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.

Chelsea Buchholtz
Commissioner

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

BOWIE CAD

Bowie Central Appraisal District

122 Plaza West, Suite A
Post Office Box 6527
Texarkana, TX 75505-6527
Phone (903) 793-8936
Fax (903) 792-8889

710 James Bowie Dr.
Post Office Box 967
New Boston, TX 75570-0967
Phone (903) 628-5493
Fax (903) 628-2087

Dusty Henslee
Director of Public Works
City of Texarkana Texas

Dusty,

You asked me for an opinion of value for the 6 lots in Shillings South 2nd and have frontage on Shilling Lane owned by the City of Texarkana Texas. It is my opinion that in the current Texarkana market, each of the lots would sell for $30,000-35,000 if sold individually. They would likely bring a slightly lower price per lot if sold as a bundle.

The lots in question are account #

21257003000
21257005400
21258000100
21258003100
21258004200
21258004300

Regards,

Mike Brower
Chief Appraiser
Bowie CAD

Attachment: 2022-114 ATTH 02 Appraisal-CityLots (3801 : 2022-114 RES city property surplus & agreement)

City Owned Lots

Property	Value
Lot 30, Blk 1 Amended Shilling South (21257003000)	$30,000
Lot 24, Blk 1 Amended Shilling South (21257005400)	$30,000
Lot 1, Blk 1 Revised Shilling South 2nd (21258000100)	$30,000
Lot 1, Blk 2 Revised Shilling South 2nd (21258003100)	$30,000
Lot 12, Blk 2 Revised Shilling South 2nd (21258004200)	$30,000
	$150,000

Pruett Property - 903 Elm Street

Property		Value
Texarkana Auto Auction (903 Elm Street)		$179,000
Repairs to Building		
	Water/Plumbing	$20,000
	Overhead Doors	$ 9,875
Total Value		$149,125

Cheney Property Legal Descriptions
903 Elm Street (16380002300) - T B Moores A-398, Tract 5 6, 2.2 Acres
805 Elm Street (03840019600) - City/Triggs Addition, Tract 34, 0.17 acres
814 Elm Street (03840020900) - City/Triggs Addition, Lot 10, Blk 35, 0.16 acres
812 Elm Street (03840020800) - City/Triggs Addition, Lot 9, Blk 35, 0.16 acres

Attachment: 2022-114 ATTH 03 ValueComparison (3801 : 2022-114 RES city property surplus & agreement)

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

Perspectives	Goals
Serve the Community	☐ Promote an Environmentally Sensitive & Livable Community ☐ Provide a Safe Community ☑ Deliver Quality Services ☐ Foster a Healthy Community
Run the Operations	☐ Enhance Community Preparedness & Responsiveness ☑ Maximize Partnership Opportunities ☐ Provide Courteous & Responsive Customer Service ☐ Model a Positive City Image ☑ Deliver Efficient Services ☐ Cultivate Community Involvement & Access
Manage the Resources	☐ Maintain Fiscal Strength ☑ Maximize Utilization & Resources ☑ Invest in Infrastructure & Transportation
Develop Personnel	☐ Develop a Skilled & Diverse Workforce ☐ Create a Positive & Rewarding Work Culture

Perspectives and Goals Additional Comments:

NONE

Resource Impact:

Staff time required if item is approved:	No Additional

Other Potential Impacts:

NONE APPLICABLE

Public Information Plan:

☐	Newspaper Notice (Required by Statute)	☐	Public Hearing (Required by Statute)
☐	Public Forum/Input Session	☐	Press Release
☐	E-News Distribution	☐	Website Notice
☐	Social Media (Twitter, Facebook, etc.)	☐	Special Mailing
☐	Flyers Posted	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☑	None Required	☐	

Other:

Attachment: 2022-114 Goals & Perspectives (3801 : 2022-114 RES city property surplus & agreement)

City of Texarkana, Texas

Briefing Sheet

Version:
Update Date: 9/21/2022 12:11 PM

Lead Department: Public Works Department **Action Officer:** Jonathan Wade,

Subject: Ordinance No. 2022-115 amending the City's Traffic Register to establish changes in school zone speed limits on certain sections of SH 93 [Summerhill Road].

Briefing: 9/26/2022 **Public Hearing:** 10/10/2022 **Council Vote:** 10/10/2022

Item Schedule
Schedule 2: Brief once - vote once (two weeks)

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

Attached as part of this item is an email from Jamie Barnes, Engineering Specialist for the Atlanta District of the Texas Department of Transportation (TxDOT). As per this correspondence, Texas High communicated with TxDOT that they would be changing their traffic routing onto Tiger Drive and TxDOT wished to accommodate this change by moving the existing northern School Zone limits on SH 93 further north.

Potential Options:

- Approve School Zone change
- Not approve School Zone change

Fiscal Implications:

NONE

Staff Recommendation:

Staff recommends approval of moving the northern School Zone limits on SH 93 further north.

Advisory Board/Committee Review:

NONE

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

NOT APPLICABLE

Attachments

City of Texarkana, Texas

a. 2022-115 ORD Speed Limit Change to SH 93 (DOCX)
b. 2022-115 EXH 'A' Proposed Speed Plan (PDF)
c. 2022-115 EXH 'B' Existing Speed Plan (PDF)
d. 2022-115 ATTH 01 TxDOT Correspondence (PDF)
e. 2022-115 Goals & Perspectives (DOCX)

Staff Coordination

Public Works Department	Dusty Henslee	Department Head Review	Completed	09/19/2022 8:02 AM
Police	Kevin Schutte	Review	Completed	09/19/2022 8:42 AM
Economic Development	Lisa Thompson	Review	Completed	09/19/2022 9:00 AM
City Manager	David Orr	City Manager Review	Completed	09/19/2022 10:05 AM
City Council	Vicky Coopwood	Meeting	Pending	09/26/2022 6:00 PM

Meeting History

PUBLISH

ORDINANCE NO. 2022-115

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE CITY'S TRAFFIC REGISTER TO ESTABLISH MAXIMUM SPEED LIMITS FOR THE SPEED OF MOTOR VEHICLES UPON CERTAIN SECTIONS OF STATE HIGHWAY 93 SPECIFIC TO TRAVELING DIRECTIONS, INCLUDING LOWERING SCHOOL ZONE MAXIMUM SPEED LIMITS TO THIRTY (30) MILES PER HOUR ON SCHOOL DAYS WHEN CHILDREN ARE PRESENT OR WHEN SCHOOL ZONE FLASHING BEACONS ARE OPERATIONAL; PROVIDING FOR A PENALTY CLAUSE; PROVIDING FOR PUBLICATION; PROVIDING FOR A REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Traffic Register of the City of Texarkana, Texas, provides for certain maximum speeds for motor vehicles specific to traveling directions upon certain sections of SH 93 within the corporate limits of the City of Texarkana, Texas, including maximum speeds within school zones when flashing beacons are in operation on school days; and

WHEREAS, the City and the Texas Department of Transportation have conducted engineering studies and traffic investigations to revise the Traffic Register of the City of Texarkana, Texas; and

WHEREAS, it has been determined by engineering studies and traffic investigations that the reasonable and safe prima facie maximum speeds for motor vehicles traveling upon said sections of SH 93 specific to traveling directions, which includes the lowering of maximum speed limits to thirty (30) miles per hour in school zones on said sections of SH 93 on school days when children are present or when the school zone flashing beacons are operational, should be as set out hereinafter; and

WHEREAS, the Texas Department of Transportation, upon its own independent investigations, has approved said sections of SH 93 with said reasonable and safe prima facie speed limits as set out hereinafter; and

WHEREAS, the Texas Department of Transportation has authority over SH 93, a non-controlled access state highway, to install and maintain normal regulatory signs indicating the reasonable and safe prima facie maximum speed limits along SH 93 within the City of Texarkana, Texas, as set out hereinafter.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

SECTION 1. The Traffic Register of the City of Texarkana, Texas, is hereby amended in its entirety to read as follows:

Attachment: 2022-115 ORD Speed Limit Change to SH 93 (3802 : 2022-115 ORD Speed Limit Change to SH 93)

PUBLISH

Designated portions of SH93 and school zone; penalty.

1. For traffic traveling in a Southerly direction on SH 93:

   (a) Forty (40) miles per hour from the intersection of FM 1397 (MP 6.466 - Cont. 0945-01), south for a distance of 3.477 miles, to a point 359 feet north of Bertha St. (MP 9.344 - Cont. 0218-01); except that the speed limit shall be thirty (30) miles per hour for the following portions on school days when children are present or when flashing beacons are in operation:

      (i) for that portion from a point 454 ft. north of Tiger Dr. (MP 6.944 Cont. 0945-01) south for a distance of 0.327 miles to a point 190 feet north of W. 40th St. (MP 7.271 Cont. 0945-01); and

      (ii) for that portion to a point 560 feet south of Kennedy Ln. (MP 7.480 Cont. 0945-01) south for a distance of 0.200 miles to a point 180 feet north of College Dr. (MP 7.680 Cont. 0945-01).

   (b) Forty-five (45) miles per hour from a point 359 feet north of Bertha St. (MP 9.344 Cont. 0218-01) south for a distance of 1.170 miles to a point 395 feet south of FM 558 (MP 10.514 Cont. 0218-01).

   (c) Fifty (50) miles per hour from a point 395 feet south of FM 558 (MP 10.514 – Cont. 0218-01), south for a distance of 1.886 miles, to a point at the intersection of the east frontage roads of SL 151 and IH 369 (MP 12.400 – Cont. 0218-01) said point also being the point of termination.

2. For traffic traveling in a Northerly direction on SH 93:

   (a) Fifty (50) miles per hour from the intersection of SL 151 and IH 369 east frontage roads (MP 12.400- Cont. 0218-01) north for a distance of 1.886 miles, to a point 395 feet south of FM 558 (MP 10.514 – Cont. 0218-01).

   (b) Forty-five (45) miles per hour from a point 395 feet south of FM 558 (MP 10.514 – Cont. 0218-01) north for a distance of 1.170 miles, to a point 359 feet north of Bertha St. (MP 9.344 – Cont. 0218-01).

   (c) Forty (40) miles per hour from a point 359 feet north of Bertha St. (MP 9.344 – Cont. 0218-01) north for a distance of 3.477 miles, to a point at the intersection FM 1397 (MP 6.466 - Cont. 0945-01) said point also being the point of termination; except that the speed limit shall be thirty (30) miles per hour for the following portions on school days when children are present or when flashing beacons are in operation:

      (i) for that portion from a point 180 feet north of College Dr. (MP 7.680 Cont. 0945-01) north for a distance of 0.200 miles to a point 560 feet south of Kennedy Ln. (MP 7.480 Cont. 0945-01); and

Attachment: 2022-115 ORD Speed Limit Change to SH 93 (3802 : 2022-115 ORD Speed Limit Change to SH 93)

PUBLISH

(ii) for that portion from a point to a point 190 feet north of W. 40th St. (MP 7.271 Cont. 0945-01) north for a distance of 0.327 miles to a point 454 ft. north of Tiger Dr. (MP 6.944 Cont. 0945-01).

3. The hereinabove speeds for vehicular traffic traveling upon the designated sections of streets in the directions specified are hereby found to be reasonable and safe prima facie speed limits therefor.

4. The Texas Department of Transportation will erect the appropriate signs indicating the prima facie speed limits herein established.

5. Any person violating any provision of this section shall upon conviction be deemed guilty of a misdemeanor and shall be fined in a sum not to exceed Two Hundred Dollars ($200.00).

SECTION 2. The City Council finds and determines that the speed limit changes for vehicular traffic traveling in the directions specified for each and every section of the roadways as described in Section 1, above, are reasonable and safe, are in the best interest and safety of the citizens of the City of Texarkana, Texas, and are therefore found to be reasonable and safe prima facie speed limits; and that any speed in excess of limits specified for the sections of the roadways described in Section 1, above, shall be prima facie evidence that the speed is not reasonable, not prudent, and unlawful.

SECTION 3: The City Secretary shall give notice of the passage of this ordinance as provided in Article XI, Section 3 of the Charter of the City of Texarkana, Texas.

SECTION 4: In case a section, clause, sentence or part of this Ordinance shall be deemed or adjudged by a Court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair or invalidate the remainder of this Ordinance.

SECTION 5: All ordinances or parts of ordinances in conflict herewith are specifically repealed ten (10) days after passage and approval of this Ordinance.

SECTION 6: This Ordinance shall be in full force and effect ten (10) days after its passage and approval.

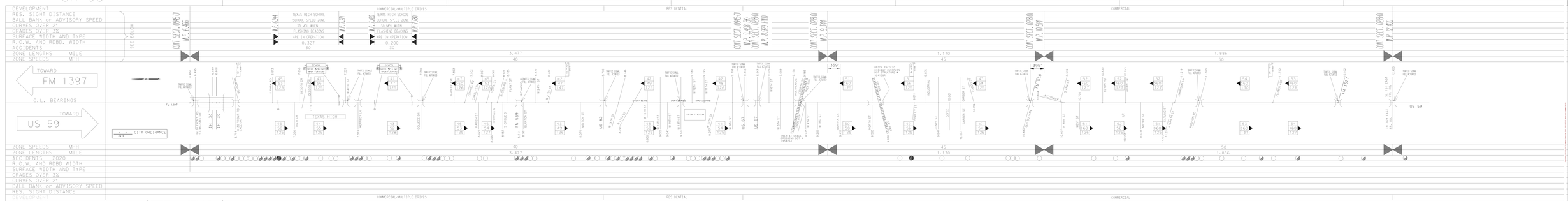
PASSED AND APPROVED in Regular Council Session on this the **10th day of October, 2022.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY	BOB BRUGGEMAN, MAYOR

Attachment: 2022-115 ORD Speed Limit Change to SH 93 (3802 : 2022-115 ORD Speed Limit Change to SH 93)

SH 93



DIST. ATL.	COUNTY BOWIE
HIGHWAY SH 93	CITY TEXARKANA
DATE OF SURVEY JUNE 2021	SCALE 1" = 800'

MINUTE NO.	DATE / /
REPLACES	DATE / /
REPLACED BY	DATE / /
CANCELED BY	DATE / /

LIMITS OF ZONE

SECTION ONE	STA. OR M.P.	CONT. & SECT.	PROJECT	LENGTH 3.477 MILES	SECTION TWO	STA. OR M.P.	CONT. & SECT.	PROJECT	LENGTH 1.170 MILES	SECTION THREE	STA. OR M.P.	CONT. & SECT.	PROJECT	LENGTH 1.886 MILES
BEGINS	M.P. 6.466	0945-01			BEGINS	M.P. 9.344	0218-01			BEGINS	M.P. 10.514	0218-01		
ENDS	M.P. 9.344	0218-01			ENDS	M.P. 10.514	0218-01			ENDS	M.P. 12.400	0218-01		

42 — 85 PERCENTILE SPEED
62 — TOP SPEED MEASURED
125 — NUMBER OF CARS CHECKED

FATAL ACCIDENT
PERSONAL INJURY ACCIDENT
PROPERTY DAMAGE ACCIDENT
INDICATES SECTION ZONED BY COMMISSION MINUTE

SPEED ZONE

CONT. 0945 SEC. 01 &
CONT. 0218 SEC. 01

2022-115 EXH 'A'

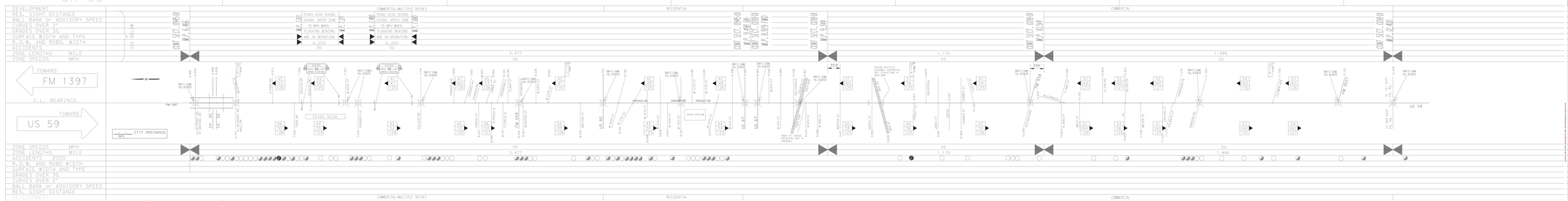
Texas Department of Transportation

SPEED STUDY
BOWIE COUNTY
SH 93

REVISION TEAM	FED. RD. DIV. NO.	FEDERAL AID PROJECT NO.	SHEET NO.
	STATE	DISTRICT	COUNTY	1 of 1
CHECKED	CONTROL NO.	SECTION NO.	JOB NO.	HIGHWAY NO. SH 93

SH 93.dgn

SH 93



DIST. ATL.	COUNTY BOWIE	MINUTE NO.	DATE / /
HIGHWAY SH 93	CITY TEXARKANA	REPLACES	DATE / /
DATE OF SURVEY JUNE 2021	SCALE 1" = 800'	REPLACED BY	DATE / /
		CANCELED BY	DATE / /

LIMITS OF ZONE

SECTION ONE	STA. OR M.P.	CONT. & SECT.	PROJECT	SECTION TWO	STA. OR M.P.	CONT. & SECT.	PROJECT	SECTION THREE	STA. OR M.P.	CONT. & SECT.	PROJECT
BEGINS	M.P. 6.466	0945-01		BEGINS	M.P. 9.344	0218-01		BEGINS	M.P. 10.514	0218-01	
ENDS	M.P. 9.344	0218-01		ENDS	M.P. 10.514	0218-01		ENDS	M.P. 12.400	0218-01	

LENGTH 3.477 MILES — LENGTH 1.170 MILES — LENGTH 1.886 MILES

42 — 85 PERCENTILE SPEED
62 — TOP SPEED MEASURED
125 — NUMBER OF CARS CHECKED

FATAL ACCIDENT
PERSONAL INJURY ACCIDENT
PROPERTY DAMAGE ACCIDENT
INDICATES SECTION ZONED BY COMMISSION MINUTE

2022-115 EXH 'B'

SPEED ZONE

CONT. 0945 SEC. 01 &
CONT. 0218 SEC. 01

Texas Department of Transportation

SPEED STUDY
BOWIE COUNTY
SH 93

DESIGN TEAM	FED. RD. DIV. NO.	FEDERAL AID PROJECT NO.	SHEET NO.
	STATE	DISTRICT	COUNTY	1 of 1
CHECKED	CONTROL NO.	SECTION NO.	JOB NO.	HIGHWAY NO. SH 93

SH 93.dgn

TEX-Wade, Jonathan

From: TEX-Henslee, Dustin
Sent: Friday, September 9, 2022 10:58 AM
To: Jamie Barnes
Cc: Rebecca Wells; Christina Trowler; TEX-Wade, Jonathan
Subject: RE: SH 93 Texas High School Zone - City Ordinance
Attachments: 2021-062 ORD Lwr speed limit and establish new school zone on SH 93 TXK revision 9-9-22.docx; Original Limits of North School Zone SH 93.png; Proposed limits North School Zone SH 93.png

We will try and get this on the Agenda for Sept. 26.

Thanks
Dusty

From: Jamie Barnes <Jamie.Barnes@txdot.gov>
Sent: Friday, September 9, 2022 10:56 AM
To: TEX-Henslee, Dustin <dustin.henslee@txkusa.org>
Cc: Rebecca Wells <Rebecca.Wells@txdot.gov>; Christina Trowler <Christina.Trowler@txdot.gov>
Subject: SH 93 Texas High School Zone - City Ordinance

CAUTION: This email originated from outside our email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dusty,

Texas High contacted Rebecca and Christina late in the summer and told them that they would be changing their operations to route traffic at the High School for the upcoming year by sending vehicles out Tiger Drive. Due to this change in operation we had to move the existing North School Zone limits farther north to accommodate this change. I believe Christina contacted you to discuss this sometime back.

We recently received approval from TRF in Austin for the change in the school zone limits. We now need to get with the city to see if we can get an ordinance passed showing this change in the Northern School Zone limits.

Since we just did a complete speed zone study on SH 93 the year before I took the original ordinance that you sent me a copy of last year made changes to reflect the change in the school zone limit. These changes are highlighted. Nothing else is being changed on any of the other speed zones on SH 93, or the other school zone between College and Kennedy.

I will stop by your office sometime next week and leave paper copies of the proposed strip map so that you can present these to the city.

Let me know what else you need from us on this and if you have any questions.

Thanks.

Attachment: 2022-115 ATTH 01 TxDOT Correspondence (3802 : 2022-115 ORD Speed Limit Change to SH 93)

A Texas Department of Transportation message

Attachment: 2022-115 ATTH 01 TxDOT Correspondence (3802 : 2022-115 ORD Speed Limit Change to SH 93)

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

Perspectives	Goals
Serve the Community	☐ Promote an Environmentally Sensitive & Livable Community ☑ Provide a Safe Community ☐ Deliver Quality Services ☐ Foster a Healthy Community
Run the Operations	☐ Enhance Community Preparedness & Responsiveness ☐ Maximize Partnership Opportunities ☐ Provide Courteous & Responsive Customer Service ☐ Model a Positive City Image ☑ Deliver Efficient Services ☐ Cultivate Community Involvement & Access
Manage the Resources	☐ Maintain Fiscal Strength ☐ Maximize Utilization & Resources ☐ Invest in Infrastructure & Transportation
Develop Personnel	☐ Develop a Skilled & Diverse Workforce ☐ Create a Positive & Rewarding Work Culture

Perspectives and Goals Additional Comments:

NONE

Resource Impact:

Staff time required if item is approved:	No Additional

Other Potential Impacts:

NONE APPLICABLE

Public Information Plan:

☐	Newspaper Notice (Required by Statute)	☐	Public Hearing (Required by Statute)
☐	Public Forum/Input Session	☐	Press Release
☐	E-News Distribution	☐	Website Notice
☐	Social Media (Twitter, Facebook, etc.)	☐	Special Mailing
☐	Flyers Posted	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☐	None Required	☐	

Other:

Attachment: 2022-115 Goals & Perspectives (3802 : 2022-115 ORD Speed Limit Change to SH 93)

City of Texarkana, Texas

Version: A

Briefing Sheet

Update Date: 9/19/2022 11:19 AM

Lead Department: Water Utilities **Action Officer:** Pam White,

Subject: Ordinance No. 2022-100 adopting and approving a ten-year water and sewer rate structure and scheduled increases of water and sewer rates [per NewGen Strategies & Solutions water and sewer rate study].

Briefing: 9/26/2022 **Public Hearing:** 9/26/2022 **Council Vote:** 9/26/2022

Item Schedule
Schedule 2: Brief once - vote once (two weeks)

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

Texarkana is one of many cities across America faced with challenges to replace critical water and wastewater infrastructure. Texarkana, Texas has over 2.4 million feet of water mains and over 1.7 million feet of sewer mains serving a population of 36,733.

Like many other cities, our infrastructure is aging and in need of repair. Some of the water mains are over 100 years old with over 200,000 feet of water mains under 6”. A large portion of our sewer trunk mains are constructed of clay pipe and need to be replaced. To meet current demand, and prepare for future growth, improvements are needed to our water and wastewater infrastructure.

The last rate study performed for the Utility was in 2001. Since that time services offered by the Utility have expanded, the service area has grown, facilities have aged, and the costs of goods and services have increased. In addition, there are new federal and state requirements to be met that will require capital costs. Water and sewer rates need to be adjusted to meet these requirements.

After much review and edits with our Budget Advisory Committee Work Group, attached is the proposed water rate study (“Texarkana, TX Council Presentation #4 8-22-22). Below are the highlights of the study and we will plan to have this on the agenda for consideration during the September meetings.

- Assume a debt issuance of $20 million in FY 2023 and again in FY 2028 to fund capital projects
- $2.5 million in ARP funding utilized in FY 2023 and FY 2024 to support debt funded capital projects
- Maintain 30 days of cash on hand building to 60 days by FY 2027
- **Fixed Charge**
    - Residential ¾” or less increased by $1.12 in FY 2023 then increased $0.50 annually
    - Commercial ¾” or less increased by $1.46 in FY 2023 then increased $0.50 annually

    - Standardize meter equivalency factors by FY 2032
- **Volumetric Charge**
    - Phase-in standardized 25% increase between blocks for all rate classes by FY 2032
    - No increase in FY 2023 for Tier 1 Residential and Commercial customers. Tier 1 represents usage of 0 – 2,000 gallons.
    - FY23 increases for Residential Irrigation and for Tiers 2-5 Residential and Commercial customers. Tiers 2-5 represent usage of 2,001 – 10,000+ gallons.
    - Average annual increases for all classes for FY 2024 through FY 2032.
- Average residential bill (6,000 gallons) will increase by 5% in FY2023 (less than current CPI), 11% in FY 2024 (primarily due to Riverbend bond fee increase previously scheduled), then 4% in FY25/FY26 and 3% afterwards.

Potential Options:

- Approve
- Deny

Fiscal Implications:

Assume a debt issuance of $20 million in FY 2023 and again in FY 2028 to fund capital projects. $2.5 million in ARP funding utilized in FY 2023 and FY 2024 to support debt funded capital projects. Maintain 30 days of cash on hand building to 60 days by FY 2027.

Average residential bill (6,000 gallons) will increase by 5% in FY2023 (less than current CPI), 11% in FY 2024 (primarily due to Riverbend bond fee increase previously scheduled), then 4% in FY25/FY26 and 3% afterwards.

Staff Recommendation:

The Utility staff recommends approval.

Advisory Board/Committee Review:

Budget Advisory Committee

Board/Committee Recommendation:

BAC recommended for approval of a water study.

Advisory Board/Committee Meeting Date and Minutes:

NOT APPLICABLE

Attachments

a. 2022-100 ORD Ten-Year Rate Structure (PDF)
b. 2022-100 EXH 'A' Water & Sewer Rates clean (PDF)
c. 2022-100 ATTH 01 Pres. 091222 revised (PDF)
d. 2022-100 Goals & Perspectives (DOCX)

Staff Coordination

City of Texarkana, Texas

Water Utilities	Gary Smith	Department Head Review	Completed	09/02/2022 4:21 PM
TWU Finance	Tricia Briggs	Review	Completed	09/08/2022 1:38 PM
City Manager	Jennifer Evans	City Manager Review	Skipped	09/12/2022 6:04 PM
City Council	Jennifer Evans	Meeting	Completed	09/12/2022 6:00 PM

Meeting History

09/12/22	City Council	MOVED FORWARD	Next: 09/26/22

ORDINANCE NO. 2022-100

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, ADOPTING AND APPROVING A TEN-YEAR WATER AND SEWER RATE STRUCTURE AND SCHEDULE OF INCREASES OF WATER AND SEWER RATES, BEGINNING FISCAL YEAR 2022-23 AND ENDING FISCAL YEAR 2031-32; AMENDING THE MASTER FEE LIST TO REFLECT THE WATER AND SEWER RATES AND FEES OF THE TEN-YEAR WATER AND SEWER RATE STRUCTURE; SUSPENDING THE OPERATION OF SECTION 42-52 OF THE CODE OF ORDINANCES (CONSUMER PRICE INDEX RATE ADJUSTMENTS); DIRECTING THE CITY MANAGER TO EVALUATE AND ACTIVATE RATE AND PRICING ADJUSTMENTS IN WHOLESALE WATER SUPPLY CONTRACTS; CONTAINING REPEALER AND SEVERABILITY CLAUSES; CONTAINING LEGISLATIVE FINDINGS; AND ESTABLISHING AN EFFECTIVE DATE OF OCTOBER 1, 2022.

WHEREAS, the City Council, in its regular meeting held on July 12, 2021, unanimously approved Resolution No. 2021-057 authorizing a water and sewer rate study performed by a third-party vendor — the first such study undertaken since 2001; and

WHEREAS, in the past two decades, municipal water and sewer services have expanded, the service area has grown, facilities and infrastructure have aged, and the costs of goods and services have increased; and, moreover, state and federal law have imposed additional requirements that necessitate capital budgeting and expenditures; and

WHEREAS, the completed water and sewer rate study authorized by the City Council concluded that the proper and adequate continuation of provision of municipal water and sewer services, together with appropriating for and implementing capital improvement, upkeep, and maintenance, requires the implementation of a water and sewer rate increase structure and formula for the next decade, beginning October 1, 2022; and

WHEREAS, the proposed increase in water and sewer rates is attached in the five-page **Exhibit "A",** incorporated herein by reference for all purposes, detailing the "CURRENT" fiscal year rates (that is, the rates currently in effect for Fiscal Year 2021-22), the "Oct-22" rates proposed for Fiscal Year 2022-23 to go into effect October 1, 2022, and subsequent fiscal year adjustments occurring on October 1 of each respective fiscal year through the Fiscal Year 2031-32, together with a suspension of the operation of the Consumer Price Index rate adjustment process set out in Section 42-52 of the Code of Ordinances for the duration of the scheduled rates; and

WHEREAS, the City Council finds and determines that the proposed rates and fees in **Exhibit "A"** are just and reasonable; and

WHEREAS, the City Council finds and determines that the water and sewer rate structure for the next decade set out in **Exhibit "A"** is necessary and in the best interest of the City, the water and sewer utility, and all consumers benefiting from the provision and delivery of municipal water and sewer services.

Attachment: 2022-100 ORD Ten-Year Rate Structure (3797 : 2022-100 ORD Amend Water and Sewer Rates)

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

SECTION 1: The City Council adopts and approves in its entirety the proposed water and sewer rate structure and schedule set out in **Exhibit "A".** Effective October 1, 2022, the water and sewer rates of the City of Texarkana, Texas, shall be set in accordance with the rates, fees, schedule, and scheduled fiscal year adjustments set out in **Exhibit "A"** for Fiscal Year 2022-23, and, thereafter, for each fiscal year through Fiscal Year 2031-32, occurring on October 1 of each respective fiscal year.

SECTION 2: This Ordinance amends the Master Fee List for the City of Texarkana, Texas. The Master Fee List shall be revised as of the Effective Date of this Ordinance to reflect, during each applicable fiscal year, the corresponding water and sewer rates and fees set out in **Exhibit "A".**

SECTION 3: Except as provided in Section 4 of this Ordinance, as of the Effective Date of this Ordinance, all ordinances or parts of ordinances, or resolutions or parts of resolutions, of the City of Texarkana, Texas, in conflict with the rates and fees set out in **Exhibit "A"** are hereby repealed to the extent of such conflict.

SECTION 4: Section 42-52 of the Code of Ordinances of the City of Texarkana, Texas, shall not be repealed by this Ordinance; rather, absent further action of the City Council, the operation of Code Section 42-52 shall be suspended for the duration of the scheduled adjustments in **Exhibit "A"**, such suspension to expire on September 30, 2032.

SECTION 5: The City Manager is directed to evaluate and activate rate and pricing adjustment provisions in the City's wholesale water supply contracts, utilizing as policy guidance the water and sewer rate structure and schedule set out in **Exhibit "A"**. This directive does not apply to the extensions and amendments to water supply contracts of the "Texas contracting cities" identified in Ordinance No. 043-2010 and the annual rate and pricing structure and process set out in those extensions and amendments.

SECTION 6: In the event a section, clause, sentence or part of this Ordinance shall be deemed or adjudged by a court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair or invalidate the remainder of this Ordinance.

SECTION 7: The Recitals set out in this Ordinance are true and correct and are incorporated herein and made a part hereof as legislative findings of the City Council for all purposes.

SECTION 8: That this Ordinance shall be in full force and effect, after its passage and approval, effective October 1, 2022.

PASSED AND APPROVED in Regular Council Session on this the **26th day of September, 2022**.

ATTEST:

JENNIFER EVANS, CITY SECRETARY	BOB BRUGGEMAN, MAYOR

Attachment: 2022-100 ORD Ten-Year Rate Structure (3797 : 2022-100 ORD Amend Water and Sewer Rates)

EXHIBIT A

INSIDE CITY LIMITS RESIDENTIAL DOMESTIC FIXED CHARGE - WATER SERVICE FEE											
METER SIZE	CURRENT	Oct-22	Oct-23	Oct-24	Oct-25	Oct-26	Oct-27	Oct-28	Oct-29	Oct-30	Oct-31
5/8"	$8.38	$9.50	$10.00	$10.50	$11.00	$11.50	$12.00	$12.50	$13.00	$13.50	$14.00
3/4"	8.38	9.50	10.00	10.50	11.00	11.50	12.00	12.50	13.00	13.50	14.00
1"	8.38	10.14	11.34	12.61	13.95	15.35	16.82	18.36	19.97	21.64	23.38
1.5"	8.38	11.71	14.66	17.84	21.25	24.90	28.78	32.89	37.23	41.81	46.62
2'	8.38	13.61	18.66	24.14	30.05	36.40	43.18	50.39	58.03	66.11	74.62
3"	8.38	18.05	28.00	38.85	50.60	63.25	76.80	91.25	106.60	122.85	140.00
4"	8.38	24.39	41.34	59.86	79.95	101.60	124.82	149.61	175.97	203.89	233.38
6"	8.38	40.21	74.66	112.34	153.25	197.40	244.78	295.39	349.23	406.31	466.62
8'	8.38	59.21	114.66	175.34	241.25	312.40	388.78	470.39	557.23	649.31	746.62
INFRASTRUCTURE FEE	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50
NOTE: OUTSIDE CITY LIMITS RATES = TO 1.5 TIMES THE ABOVE RATES EXCLUDING THE INFRASTRUCTURE FEE											

INSIDE CITY LIMITS RESIDENTIAL DOMESTIC VOLUMETRIC RATES - WATER RATE PER 1,000 GALLONS											
	CURRENT	Oct-22	Oct-23	Oct-24	Oct-25	Oct-26	Oct-27	Oct-28	Oct-29	Oct-30	Oct-31
0 - 2,000	$1.80	$1.80	$2.15	$2.45	$2.75	$3.00	$3.20	$3.40	$3.60	$3.80	$4.00
2,001 - 5,000	2.06	2.10	2.55	2.96	3.38	3.75	4.00	4.25	4.50	4.75	5.00
5,001 - 7,000	3.34	3.34	3.76	4.14	4.48	4.69	5.00	5.31	5.63	5.94	6.25
7,001 - 10,000	3.86	3.92	4.48	5.02	5.51	5.86	6.25	6.64	7.03	7.42	7.81
10,000+	4.11	4.32	5.11	5.90	6.69	7.32	7.81	8.30	8.79	9.28	9.77
RIVERBEND FEE	3.00	3.00	4.15	4.15	4.15	4.15	4.15	4.15	4.15	4.15	4.15
NOTE: OUTSIDE CITY LIMITS RATES = TO 1.5 TIMES THE ABOVE RATES EXCLUDING THE RIVERBEND FEE											

EXHIBIT A

INSIDE CITY LIMITS RESIDENTIAL SEWER RATES ALL METER SIZES											
	CURRENT	Oct-22	Oct-23	Oct-24	Oct-25	Oct-26	Oct-27	Oct-28	Oct-29	Oct-30	Oct-31
SEWER FIXED FEE											
SERVICE FEE	$10.81	$12.00	$12.50	$13.00	$13.50	$14.00	$14.50	$15.00	$15.50	$16.00	$16.50
INFRASTRUCTURE FEE	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50
RATE PER 1,000 GALLONS											
0 - 2,000	-	-	-	-	-	-	-	-	-	-	-
2,001 - 15,000	$3.88	$4.35	$4.50	$4.80	$5.10	$5.35	$5.55	$5.75	$5.95	$6.15	$6.35
15,001+	-	-	-	-	-	-	-	-	-	-	-
NOTE: OUTSIDE CITY LIMITS RATES = TO 1.5 TIMES THE ABOVE RATES EXCLUDING THE INFRASTRUCTURE FEE											

INSIDE CITY LIMITS RESIDENTIAL IRRIGATION FIXED CHARGE - WATER SERVICE FEE											
METER SIZE	CURRENT	Oct-22	Oct-23	Oct-24	Oct-25	Oct-26	Oct-27	Oct-28	Oct-29	Oct-30	Oct-31
5/8"	$8.38	$9.50	$10.00	$10.50	$11.00	$11.50	$12.00	$12.50	$13.00	$13.50	$14.00
3/4"	8.38	9.50	10.00	10.50	11.00	11.50	12.00	12.50	13.00	13.50	14.00
1"	8.38	10.14	11.34	12.61	13.95	15.35	16.82	18.36	19.97	21.64	23.38
1.5"	8.38	11.71	14.66	17.84	21.25	24.90	28.78	32.89	37.23	41.81	46.62
2'	8.38	13.61	18.66	24.14	30.05	36.40	43.18	50.39	58.03	66.11	74.62
3"	8.38	18.05	28.00	38.85	50.60	63.25	76.80	91.25	106.60	122.85	140.00
4"	8.38	24.39	41.34	59.86	79.95	101.60	124.82	149.61	175.97	203.89	233.38
6"	8.38	40.21	74.66	112.34	153.25	197.40	244.78	295.39	349.23	406.31	466.62
8'	8.38	59.21	114.66	175.34	241.25	312.40	388.78	470.39	557.23	649.31	746.62
NOTE: OUTSIDE CITY LIMITS RATES = TO 1.5 TIMES THE ABOVE RATES											

Attachment: 2022-100 ORD Ten-Year Rate Structure (3797 : 2022-100 ORD Amend Water and Sewer Rates)

EXHIBIT A

INSIDE CITY LIMITS RESIDENTIAL IRRIGATION VOLUMETRIC RATES - WATER RATE PER 1,000 GALLONS											
	CURRENT	Oct-22	Oct-23	Oct-24	Oct-25	Oct-26	Oct-27	Oct-28	Oct-29	Oct-30	Oct-31
0 - 2,000	$1.80	$2.11	$2.42	$2.73	$3.04	$3.34	$3.57	$3.79	$4.01	$4.24	$4.46
2,001 - 5,000	2.06	2.43	2.81	3.20	3.60	4.00	4.31	4.62	4.93	5.25	5.57
5,001 - 7,000	3.34	3.86	4.36	4.84	5.31	5.75	6.03	6.29	6.53	6.76	6.97
7,001 - 10,000	3.86	4.49	5.12	5.73	6.33	6.91	7.30	7.68	8.04	8.38	8.71
10,000+	4.11	4.87	5.65	6.43	7.21	8.01	8.59	9.18	9.75	10.33	10.89
RIVERBEND FEE	3.00	3.00	4.15	4.15	4.15	4.15	4.15	4.15	4.15	4.15	4.15
NOTE: OUTSIDE CITY LIMITS RATES = TO 1.5 TIMES THE ABOVE RATES EXCLUDING THE RIVERBEND FEE											

INSIDE CITY LIMITS COMMERCIAL DOMESTIC FIXED CHARGE - WATER SERVICE FEE											
METER SIZE	CURRENT	Oct-22	Oct-23	Oct-24	Oct-25	Oct-26	Oct-27	Oct-28	Oct-29	Oct-30	Oct-31
5/8"	$9.54	$11.00	$11.50	$12.00	$12.50	$13.00	$13.50	$14.00	$14.50	$15.00	$15.50
3/4"	9.54	11.00	11.50	12.00	12.50	13.00	13.50	14.00	14.50	15.00	15.50
1"	10.91	13.16	14.36	15.62	16.92	18.29	19.70	21.17	22.69	24.26	25.89
1.5"	12.26	16.39	19.49	22.79	26.29	30.00	33.92	38.03	42.36	46.88	51.62
2'	13.61	19.99	25.38	31.17	37.35	43.92	50.88	58.23	65.97	74.10	82.62
3"	27.24	39.27	49.27	59.99	71.42	83.56	96.42	109.99	124.28	139.28	155.00
4"	40.86	60.74	77.75	95.99	115.48	136.20	158.16	181.36	205.79	231.47	258.39
6"	68.11	107.34	142.34	179.96	220.19	263.05	308.52	356.62	407.33	460.66	516.62
8'	68.11	129.34	188.34	251.96	320.19	393.05	470.52	552.62	639.33	730.66	826.62
INFRASTRUCTURE FEE	3.75	3.75	3.75	3.75	3.75	3.75	3.75	3.75	3.75	3.75	3.75
NOTE: OUTSIDE CITY LIMITS RATES = TO 1.5 TIMES THE ABOVE RATES EXCLUDING THE INFRASTRUCTURE FEE											

EXHIBIT A

INSIDE CITY LIMITS COMMERCIAL DOMESTIC VOLUMETRIC RATES - WATER RATE PER 1,000 GALLONS											
	CURRENT	Oct-22	Oct-23	Oct-24	Oct-25	Oct-26	Oct-27	Oct-28	Oct-29	Oct-30	Oct-31
0 - 2,000	$3.34	$3.34	$3.99	$4.55	$5.11	$5.57	$5.94	$6.32	$6.69	$7.06	$7.43
2,001 - 5,000	3.34	3.68	4.47	5.21	5.98	6.66	7.43	7.90	8.36	8.82	9.29
5,001 - 7,000	3.34	4.05	5.01	5.97	6.99	7.96	9.29	9.87	10.45	11.03	11.61
7,001 - 10,000	3.34	4.45	5.61	6.83	8.18	9.51	11.61	12.34	13.06	13.79	14.51
10,000+	3.34	4.90	6.28	7.82	9.57	11.37	14.51	15.42	16.33	17.24	18.14
RIVERBEND FEE	3.00	3.00	4.15	4.15	4.15	4.15	4.15	4.15	4.15	4.15	4.15
NOTE: OUTSIDE CITY LIMITS RATES = TO 1.5 TIMES THE ABOVE RATES EXCLUDING THE RIVERBEND FEE											

INSIDE CITY LIMITS COMMERCIAL SEWER RATES ALL METER SIZES											
	CURRENT	Oct-22	Oct-23	Oct-24	Oct-25	Oct-26	Oct-27	Oct-28	Oct-29	Oct-30	Oct-31
SEWER FIXED FEE											
SERVICE FEE	$10.81	$12.00	$12.50	$13.00	$13.50	$14.00	$14.50	$15.00	$15.50	$16.00	$16.50
INFRASTRUCTURE FEE	3.75	3.75	3.75	3.75	3.75	3.75	3.75	3.75	3.75	3.75	3.75
RATE PER 1,000 GALLONS											
0 - 2,000	-	-	-	-	-	-	-	-	-	-	-
2,001+	4.53	5.09	5.26	5.61	5.97	6.26	6.49	6.73	6.96	7.19	7.43
NOTE: OUTSIDE CITY LIMITS RATES = TO 1.5 TIMES THE ABOVE RATES EXCLUDING THE INFRASTRUCTURE FEE											

Attachment: 2022-100 ORD Ten-Year Rate Structure (3797 : 2022-100 ORD Amend Water and Sewer Rates)

EXHIBIT A

INSIDE CITY LIMITS COMMERCIAL IRRIGATION FIXED CHARGE - WATER SERVICE FEE											
METER SIZE	CURRENT	Oct-22	Oct-23	Oct-24	Oct-25	Oct-26	Oct-27	Oct-28	Oct-29	Oct-30	Oct-31
5/8"	$9.54	$11.00	$11.50	$12.00	$12.50	$13.00	$13.50	$14.00	$14.50	$15.00	$15.50
3/4"	9.54	11.00	11.50	12.00	12.50	13.00	13.50	14.00	14.50	15.00	15.50
1"	10.91	13.16	14.36	15.62	16.92	18.29	19.70	21.17	22.69	24.26	25.89
1.5"	12.26	16.39	19.49	22.79	26.29	30.00	33.92	38.03	42.36	46.88	51.62
2'	13.61	19.99	25.38	31.17	37.35	43.92	50.88	58.23	65.97	74.10	82.62
3"	27.24	39.27	49.27	59.99	71.42	83.56	96.42	109.99	124.28	139.28	155.00
4"	40.86	60.74	77.75	95.99	115.48	136.20	158.16	181.36	205.79	231.47	258.39
6"	68.11	107.34	142.34	179.96	220.19	263.05	308.52	356.62	407.33	460.66	516.62
8'	68.11	129.34	188.34	251.96	320.19	393.05	470.52	552.62	639.33	730.66	826.62
NOTE: OUTSIDE CITY LIMITS RATES = TO 1.5 TIMES THE ABOVE RATES											

INSIDE CITY LIMITS COMMERCIAL IRRIGATION VOLUMETRIC RATES - WATER RATE PER 1,000 GALLONS											
	CURRENT	Oct-22	Oct-23	Oct-24	Oct-25	Oct-26	Oct-27	Oct-28	Oct-29	Oct-30	Oct-31
0 - 2,000	$3.34	$3.34	$3.34	$3.34	$3.34	$3.34	$3.57	$3.79	$4.01	$4.24	$4.46
2,001 - 5,000	3.34	3.47	3.60	3.74	3.87	4.00	4.31	4.62	4.93	5.25	5.57
5,001 - 7,000	3.34	3.86	4.36	4.84	5.31	5.75	6.03	6.29	6.53	6.76	6.97
7,001 - 10,000	3.34	4.49	5.12	5.73	6.33	6.91	7.30	7.68	8.04	8.38	8.71
10,000+	3.34	4.87	5.65	6.43	7.21	8.01	8.59	9.18	9.75	10.33	10.89
RIVERBEND FEE	3.00	3.00	4.15	4.15	4.15	4.15	4.15	4.15	4.15	4.15	4.15
NOTE: OUTSIDE CITY LIMITS RATES = TO 1.5 TIMES THE ABOVE RATES EXCLUDING THE RIVERBEND FEE											

EXHIBIT A

INSIDE CITY LIMITS RESIDENTIAL DOMESTIC FIXED CHARGE - WATER SERVICE FEE											
METER SIZE	CURRENT	Oct-22	Oct-23	Oct-24	Oct-25	Oct-26	Oct-27	Oct-28	Oct-29	Oct-30	Oct-31
5/8"	$8.38	$9.50	$10.00	$10.50	$11.00	$11.50	$12.00	$12.50	$13.00	$13.50	$14.00
3/4"	8.38	9.50	10.00	10.50	11.00	11.50	12.00	12.50	13.00	13.50	14.00
1"	8.38	10.14	11.34	12.61	13.95	15.35	16.82	18.36	19.97	21.64	23.38
1.5"	8.38	11.71	14.66	17.84	21.25	24.90	28.78	32.89	37.23	41.81	46.62
2'	8.38	13.61	18.66	24.14	30.05	36.40	43.18	50.39	58.03	66.11	74.62
3"	8.38	18.05	28.00	38.85	50.60	63.25	76.80	91.25	106.60	122.85	140.00
4"	8.38	24.39	41.34	59.86	79.95	101.60	124.82	149.61	175.97	203.89	233.38
6"	8.38	40.21	74.66	112.34	153.25	197.40	244.78	295.39	349.23	406.31	466.62
8'	8.38	59.21	114.66	175.34	241.25	312.40	388.78	470.39	557.23	649.31	746.62
INFRASTRUCTURE FEE	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50
NOTE: OUTSIDE CITY LIMITS RATES = TO 1.5 TIMES THE ABOVE RATES EXCLUDING THE INFRASTRUCTURE FEE											

INSIDE CITY LIMITS RESIDENTIAL DOMESTIC VOLUMETRIC RATES - WATER RATE PER 1,000 GALLONS											
	CURRENT	Oct-22	Oct-23	Oct-24	Oct-25	Oct-26	Oct-27	Oct-28	Oct-29	Oct-30	Oct-31
0 - 2,000	$1.80	$1.80	$2.15	$2.45	$2.75	$3.00	$3.20	$3.40	$3.60	$3.80	$4.00
2,001 - 5,000	2.06	2.10	2.55	2.96	3.38	3.75	4.00	4.25	4.50	4.75	5.00
5,001 - 7,000	3.34	3.34	3.76	4.14	4.48	4.69	5.00	5.31	5.63	5.94	6.25
7,001 - 10,000	3.86	3.92	4.48	5.02	5.51	5.86	6.25	6.64	7.03	7.42	7.81
10,000+	4.11	4.32	5.11	5.90	6.69	7.32	7.81	8.30	8.79	9.28	9.77
RIVERBEND FEE	3.00	3.00	4.15	4.15	4.15	4.15	4.15	4.15	4.15	4.15	4.15
NOTE: OUTSIDE CITY LIMITS RATES = TO 1.5 TIMES THE ABOVE RATES EXCLUDING THE RIVERBEND FEE											

EXHIBIT A

INSIDE CITY LIMITS RESIDENTIAL SEWER RATES ALL METER SIZES											
	CURRENT	Oct-22	Oct-23	Oct-24	Oct-25	Oct-26	Oct-27	Oct-28	Oct-29	Oct-30	Oct-31
SEWER FIXED FEE											
SERVICE FEE	$10.81	$12.00	$12.50	$13.00	$13.50	$14.00	$14.50	$15.00	$15.50	$16.00	$16.50
INFRASTRUCTURE FEE	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50
RATE PER 1,000 GALLONS											
0 - 2,000	-	-	-	-	-	-	-	-	-	-	-
2,001 - 15,000	$3.88	$4.35	$4.50	$4.80	$5.10	$5.35	$5.55	$5.75	$5.95	$6.15	$6.35
15,001+	-	-	-	-	-	-	-	-	-	-	-
NOTE: OUTSIDE CITY LIMITS RATES = TO 1.5 TIMES THE ABOVE RATES EXCLUDING THE INFRASTRUCTURE FEE											

INSIDE CITY LIMITS RESIDENTIAL IRRIGATION FIXED CHARGE - WATER SERVICE FEE											
METER SIZE	CURRENT	Oct-22	Oct-23	Oct-24	Oct-25	Oct-26	Oct-27	Oct-28	Oct-29	Oct-30	Oct-31
5/8"	$8.38	$9.50	$10.00	$10.50	$11.00	$11.50	$12.00	$12.50	$13.00	$13.50	$14.00
3/4"	8.38	9.50	10.00	10.50	11.00	11.50	12.00	12.50	13.00	13.50	14.00
1"	8.38	10.14	11.34	12.61	13.95	15.35	16.82	18.36	19.97	21.64	23.38
1.5"	8.38	11.71	14.66	17.84	21.25	24.90	28.78	32.89	37.23	41.81	46.62
2'	8.38	13.61	18.66	24.14	30.05	36.40	43.18	50.39	58.03	66.11	74.62
3"	8.38	18.05	28.00	38.85	50.60	63.25	76.80	91.25	106.60	122.85	140.00
4"	8.38	24.39	41.34	59.86	79.95	101.60	124.82	149.61	175.97	203.89	233.38
6"	8.38	40.21	74.66	112.34	153.25	197.40	244.78	295.39	349.23	406.31	466.62
8'	8.38	59.21	114.66	175.34	241.25	312.40	388.78	470.39	557.23	649.31	746.62
NOTE: OUTSIDE CITY LIMITS RATES = TO 1.5 TIMES THE ABOVE RATES											

EXHIBIT A

INSIDE CITY LIMITS RESIDENTIAL IRRIGATION VOLUMETRIC RATES - WATER RATE PER 1,000 GALLONS											
	CURRENT	Oct-22	Oct-23	Oct-24	Oct-25	Oct-26	Oct-27	Oct-28	Oct-29	Oct-30	Oct-31
0 - 2,000	$1.80	$2.11	$2.42	$2.73	$3.04	$3.34	$3.57	$3.79	$4.01	$4.24	$4.46
2,001 - 5,000	2.06	2.43	2.81	3.20	3.60	4.00	4.31	4.62	4.93	5.25	5.57
5,001 - 7,000	3.34	3.86	4.36	4.84	5.31	5.75	6.03	6.29	6.53	6.76	6.97
7,001 - 10,000	3.86	4.49	5.12	5.73	6.33	6.91	7.30	7.68	8.04	8.38	8.71
10,000+	4.11	4.87	5.65	6.43	7.21	8.01	8.59	9.18	9.75	10.33	10.89
RIVERBEND FEE	3.00	3.00	4.15	4.15	4.15	4.15	4.15	4.15	4.15	4.15	4.15
NOTE: OUTSIDE CITY LIMITS RATES = TO 1.5 TIMES THE ABOVE RATES EXCLUDING THE RIVERBEND FEE											

INSIDE CITY LIMITS COMMERCIAL DOMESTIC FIXED CHARGE - WATER SERVICE FEE											
METER SIZE	CURRENT	Oct-22	Oct-23	Oct-24	Oct-25	Oct-26	Oct-27	Oct-28	Oct-29	Oct-30	Oct-31
5/8"	$9.54	$11.00	$11.50	$12.00	$12.50	$13.00	$13.50	$14.00	$14.50	$15.00	$15.50
3/4"	9.54	11.00	11.50	12.00	12.50	13.00	13.50	14.00	14.50	15.00	15.50
1"	10.91	13.16	14.36	15.62	16.92	18.29	19.70	21.17	22.69	24.26	25.89
1.5"	12.26	16.39	19.49	22.79	26.29	30.00	33.92	38.03	42.36	46.88	51.62
2'	13.61	19.99	25.38	31.17	37.35	43.92	50.88	58.23	65.97	74.10	82.62
3"	27.24	39.27	49.27	59.99	71.42	83.56	96.42	109.99	124.28	139.28	155.00
4"	40.86	60.74	77.75	95.99	115.48	136.20	158.16	181.36	205.79	231.47	258.39
6"	68.11	107.34	142.34	179.96	220.19	263.05	308.52	356.62	407.33	460.66	516.62
8'	68.11	129.34	188.34	251.96	320.19	393.05	470.52	552.62	639.33	730.66	826.62
INFRASTRUCTURE FEE	3.75	3.75	3.75	3.75	3.75	3.75	3.75	3.75	3.75	3.75	3.75
NOTE: OUTSIDE CITY LIMITS RATES = TO 1.5 TIMES THE ABOVE RATES EXCLUDING THE INFRASTRUCTURE FEE											

EXHIBIT A

INSIDE CITY LIMITS COMMERCIAL DOMESTIC VOLUMETRIC RATES - WATER RATE PER 1,000 GALLONS											
	CURRENT	Oct-22	Oct-23	Oct-24	Oct-25	Oct-26	Oct-27	Oct-28	Oct-29	Oct-30	Oct-31
0 - 2,000	$3.34	$3.34	$3.99	$4.55	$5.11	$5.57	$5.94	$6.32	$6.69	$7.06	$7.43
2,001 - 5,000	3.34	3.68	4.47	5.21	5.98	6.66	7.43	7.90	8.36	8.82	9.29
5,001 - 7,000	3.34	4.05	5.01	5.97	6.99	7.96	9.29	9.87	10.45	11.03	11.61
7,001 - 10,000	3.34	4.45	5.61	6.83	8.18	9.51	11.61	12.34	13.06	13.79	14.51
10,000+	3.34	4.90	6.28	7.82	9.57	11.37	14.51	15.42	16.33	17.24	18.14
RIVERBEND FEE	3.00	3.00	4.15	4.15	4.15	4.15	4.15	4.15	4.15	4.15	4.15
NOTE: OUTSIDE CITY LIMITS RATES = TO 1.5 TIMES THE ABOVE RATES EXCLUDING THE RIVERBEND FEE											

INSIDE CITY LIMITS COMMERCIAL SEWER RATES ALL METER SIZES											
	CURRENT	Oct-22	Oct-23	Oct-24	Oct-25	Oct-26	Oct-27	Oct-28	Oct-29	Oct-30	Oct-31
SEWER FIXED FEE											
SERVICE FEE	$10.81	$12.00	$12.50	$13.00	$13.50	$14.00	$14.50	$15.00	$15.50	$16.00	$16.50
INFRASTRUCTURE FEE	3.75	3.75	3.75	3.75	3.75	3.75	3.75	3.75	3.75	3.75	3.75
RATE PER 1,000 GALLONS											
0 - 2,000	-	-	-	-	-	-	-	-	-	-	-
2,001+	4.53	5.09	5.26	5.61	5.97	6.26	6.49	6.73	6.96	7.19	7.43
NOTE: OUTSIDE CITY LIMITS RATES = TO 1.5 TIMES THE ABOVE RATES EXCLUDING THE INFRASTRUCTURE FEE											

EXHIBIT A

INSIDE CITY LIMITS COMMERCIAL IRRIGATION FIXED CHARGE - WATER SERVICE FEE											
METER SIZE	CURRENT	Oct-22	Oct-23	Oct-24	Oct-25	Oct-26	Oct-27	Oct-28	Oct-29	Oct-30	Oct-31
5/8"	$9.54	$11.00	$11.50	$12.00	$12.50	$13.00	$13.50	$14.00	$14.50	$15.00	$15.50
3/4"	9.54	11.00	11.50	12.00	12.50	13.00	13.50	14.00	14.50	15.00	15.50
1"	10.91	13.16	14.36	15.62	16.92	18.29	19.70	21.17	22.69	24.26	25.89
1.5"	12.26	16.39	19.49	22.79	26.29	30.00	33.92	38.03	42.36	46.88	51.62
2'	13.61	19.99	25.38	31.17	37.35	43.92	50.88	58.23	65.97	74.10	82.62
3"	27.24	39.27	49.27	59.99	71.42	83.56	96.42	109.99	124.28	139.28	155.00
4"	40.86	60.74	77.75	95.99	115.48	136.20	158.16	181.36	205.79	231.47	258.39
6"	68.11	107.34	142.34	179.96	220.19	263.05	308.52	356.62	407.33	460.66	516.62
8'	68.11	129.34	188.34	251.96	320.19	393.05	470.52	552.62	639.33	730.66	826.62
NOTE: OUTSIDE CITY LIMITS RATES = TO 1.5 TIMES THE ABOVE RATES											

INSIDE CITY LIMITS COMMERCIAL IRRIGATION VOLUMETRIC RATES - WATER RATE PER 1,000 GALLONS											
	CURRENT	Oct-22	Oct-23	Oct-24	Oct-25	Oct-26	Oct-27	Oct-28	Oct-29	Oct-30	Oct-31
0 - 2,000	$3.34	$3.34	$3.34	$3.34	$3.34	$3.34	$3.57	$3.79	$4.01	$4.24	$4.46
2,001 - 5,000	3.34	3.47	3.60	3.74	3.87	4.00	4.31	4.62	4.93	5.25	5.57
5,001 - 7,000	3.34	3.86	4.36	4.84	5.31	5.75	6.03	6.29	6.53	6.76	6.97
7,001 - 10,000	3.34	4.49	5.12	5.73	6.33	6.91	7.30	7.68	8.04	8.38	8.71
10,000+	3.34	4.87	5.65	6.43	7.21	8.01	8.59	9.18	9.75	10.33	10.89
RIVERBEND FEE	3.00	3.00	4.15	4.15	4.15	4.15	4.15	4.15	4.15	4.15	4.15
NOTE: OUTSIDE CITY LIMITS RATES = TO 1.5 TIMES THE ABOVE RATES EXCLUDING THE RIVERBEND FEE											

September 12, 2022

CITY OF TEXARKANA, TEXAS
WATER AND SEWER RATE STUDY

NewGen Strategies & Solutions

Attachment: 2022-100 ATTH 01 Pres. 091222 revised (3797 : 2022-100 ORD Amend Water

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SCENARIO DESCRIPTION

Financial Performance

- Maintain 30 days of cash on hand building to 60 days by FY 2027
- Assume a debt issuance of $20 million in FY 2023 and again in FY 2028 to fund capital projects
- $2.5 million in ARP funding utilized in FY 2023 and FY 2024 to support debt funded capital projects

Attachment: 2022-100 ATTH 01 Pres. 091222 revised (3797 : 2022-100 ORD Amend Water

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SCENARIO DESCRIPTION

Water Rate Summary

- Fixed Charge
  - Residential ¾” or less increased by $1.12 in FY 2023 then increased $0.50 annually
  - Commercial ¾” or less increased by $1.46 in FY 2023 then increased $0.50 annually
  - Standardize meter equivalency factors by FY 2032

Volumetric Charge

- No increase in FY 2023 for Tier 1 Residential and Commercial customers. Tier 1 represents usage of 0 – 2,000 gallons.
- FY23 increases for Residential Irrigation all tiers and for Tiers 2-5 Residential and Commercial customers. Tiers 2-5 represent usage of 2,001 – 10,000+ gallons.
- Average annual increases for all classes for FY 2024 through FY 2032.

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SCENARIO DESCRIPTION

Sewer Rate Summary

- Fixed Charge
  - All customer classes increased by $1.19 in FY 2023 then increased $0.50 annually
- Volumetric Charge
  - Average annual increases for all classes each year through FY 2032.

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CAPITAL FUNDING PLAN ($ MILLIONS)

	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032
Projected Capital Needs	$48.36	$22.91	$22.32	$22.27	$21.98	$21.28	$0.50	$0.00	$0.00	$0.00
Less: Projected Funding Sources	25.44	0.60	0.05	0.28	0.70	20.79	0.50	0.00	0.00	0.00
Net Remaining Capital Needs	$22.92	$22.31	$22.27	$21.99	$21.28	$0.49	$0.00	$0.00	$0.00	$0.00

Attachment: 2022-100 ATTH 01 Pres. 091222 revised (3797 : 2022-100 ORD Amend Water

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RATE REVENUE NEEDS ($ MILLIONS)

	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032
Projected Funding Sources										
Beginning Balances in Capital Funds	$3.37	-	-	-	-	-	-	-	-	-
Transfers In (GF Only)	1.95	-	-	-	-	-	-	-	-	-
Debt Proceeds	20	-	-	-	-	20	-	-	-	-
Cash from Rates	0.13	0.60	0.05	0.28	0.70	0.79	0.50	0.00	0.00	0.00
Total Projected Funding	$25.45	$0.60	$0.05	$0.28	$0.70	$20.79	$0.50	$0.00	$0.00	$0.00
Total Debt										
Cumulative New P&I	$1.50	$1.50	$1.50	$1.50	$1.50	$3.00	$3.00	$3.00	$3.00	$3.00
Existing Debt P&I	0.78	0.58	0.58	0.16	0.16	0.16	0.16	0.16	0.17	0.16
Total Debt P&I	$2.28	$2.08	$2.08	$1.66	$1.66	$3.16	$3.16	$3.16	$3.17	$3.16
Cash from Rates	0.13	0.6	0.05	0.28	0.7	0.79	0.5	-	-	-
Total Rate Support Needed	$2.41	$2.68	$2.13	$1.94	$2.36	$3.95	$3.66	$3.16	$3.17	$3.16

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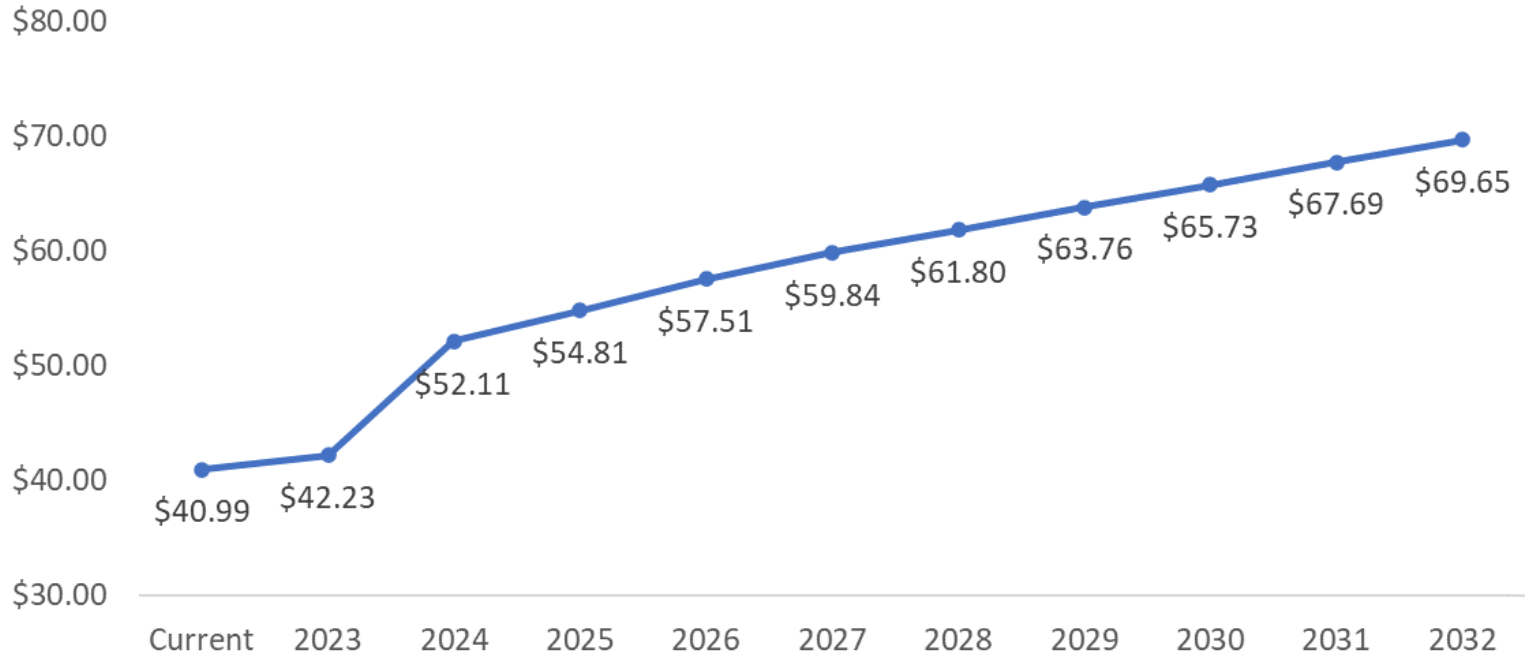

Variance ($)	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032
3/4" or less	$1.24	$9.88	$2.70	$2.70	$2.33	$1.96	$1.96	$1.96	$1.96	$1.96

Notes:
[1] Annual Average = 6,000 gallons
[2] Includes Riverbend and Infrastructure Fees
[3] Riverbend fee increased to $3.00 in FY 2022 and is projected to increase to $4.15 in FY 2024.

MONTHLY CUSTOMER WATER BILL PROJECTION

Residential Inside ¾" or less 6,000 gallons

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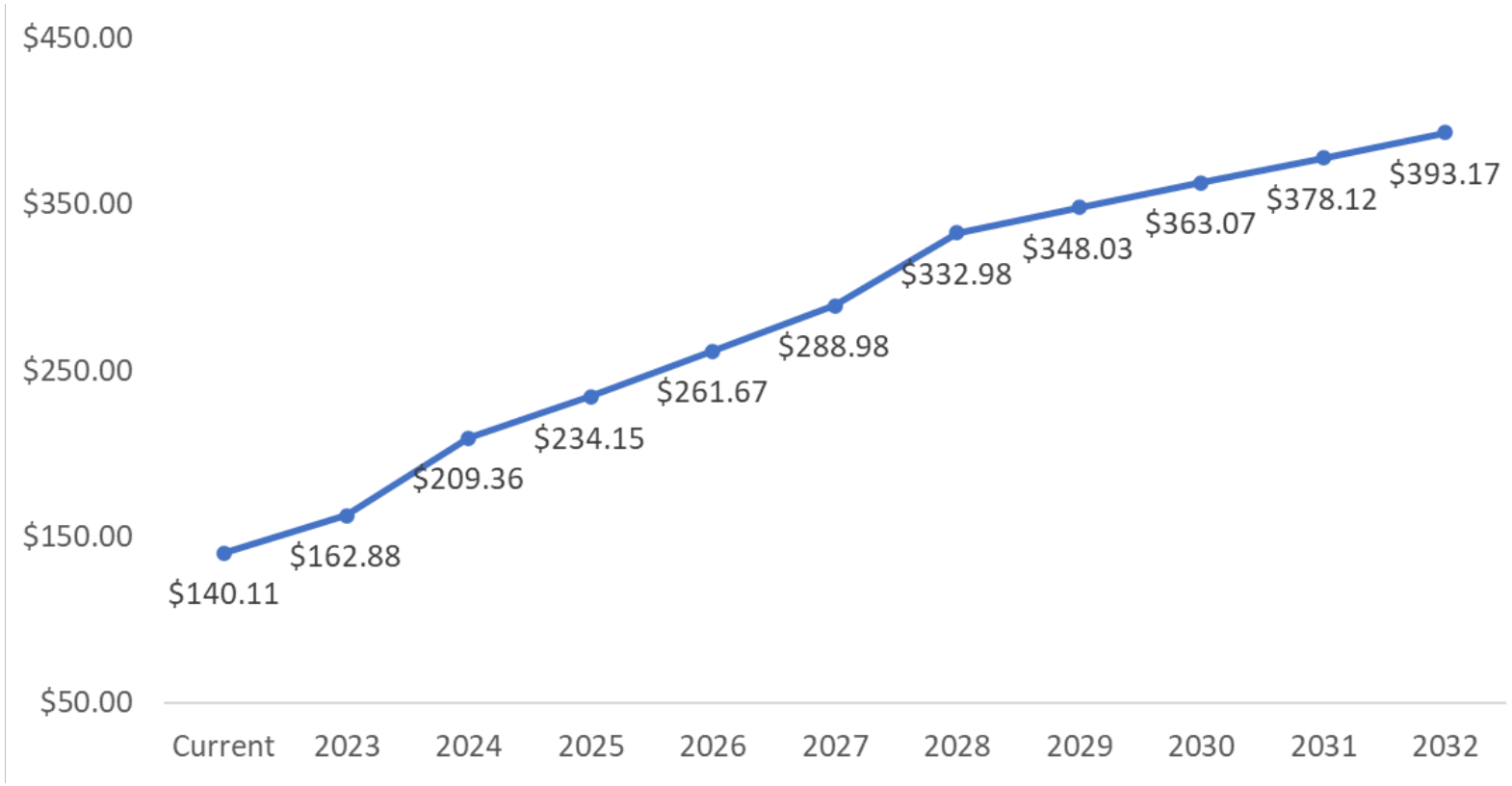

Variance ($)	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032
3/4" or less	$22.77	$46.49	$24.79	$27.52	$27.31	$44.00	$15.05	$15.05	$15.05	$15.05

Notes:
[1] Includes Riverbend and Infrastructure Fees
[2] Annual Average = 20,000 gallons
[3] Riverbend fee increased to $3.00 in FY 2022 and is projected to increase to $4.15 in FY 2024.

MONTHLY CUSTOMER WATER BILL PROJECTION

Commercial Inside

¾” or less

20,000 gallons

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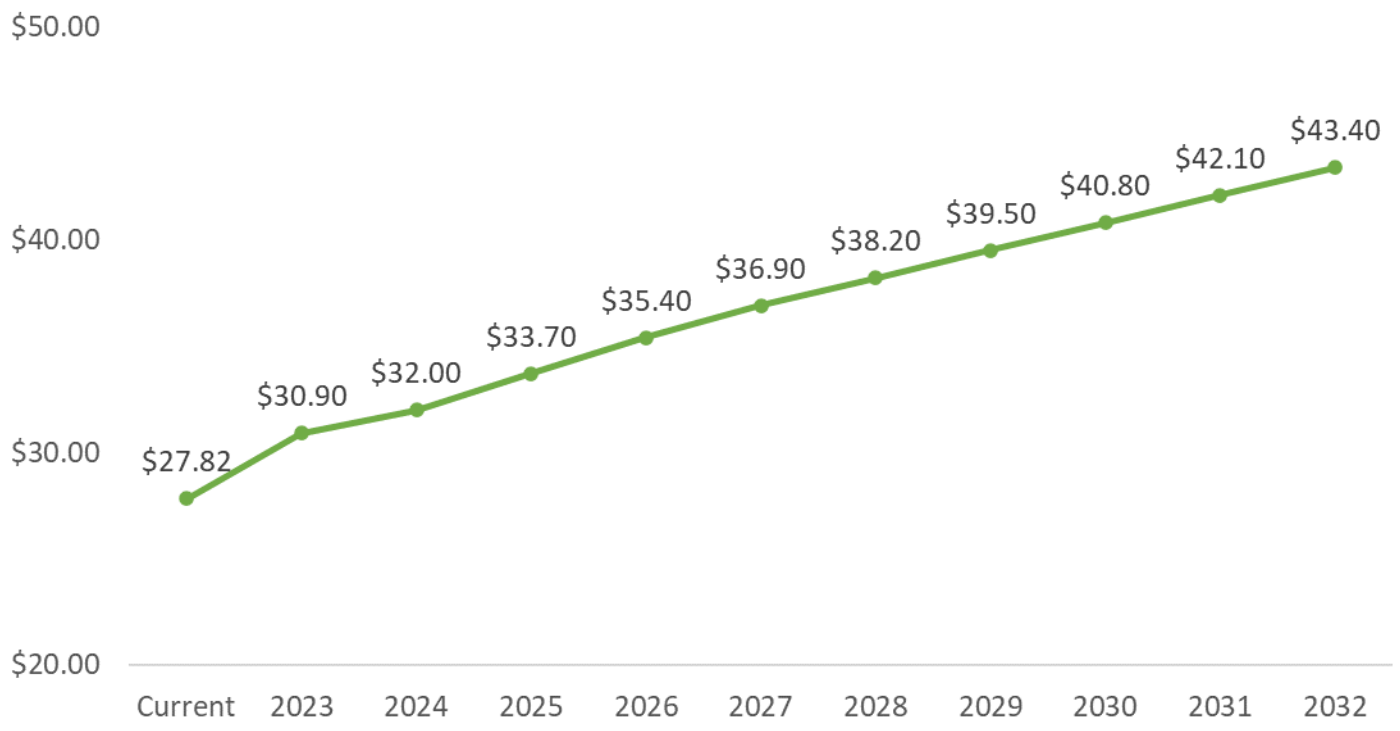
MONTHLY CUSTOMER SEWER BILL PROJECTION

Residential Inside

All meter sizes

6,000 gallons



Variance ($)	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032
All Meters	$3.08	$1.10	$1.70	$1.70	$1.50	$1.30	$1.30	$1.30	$1.30	$1.30

Notes:
[1] Annual Average = 6,000 gallons
[2] Includes Infrastructure Fees

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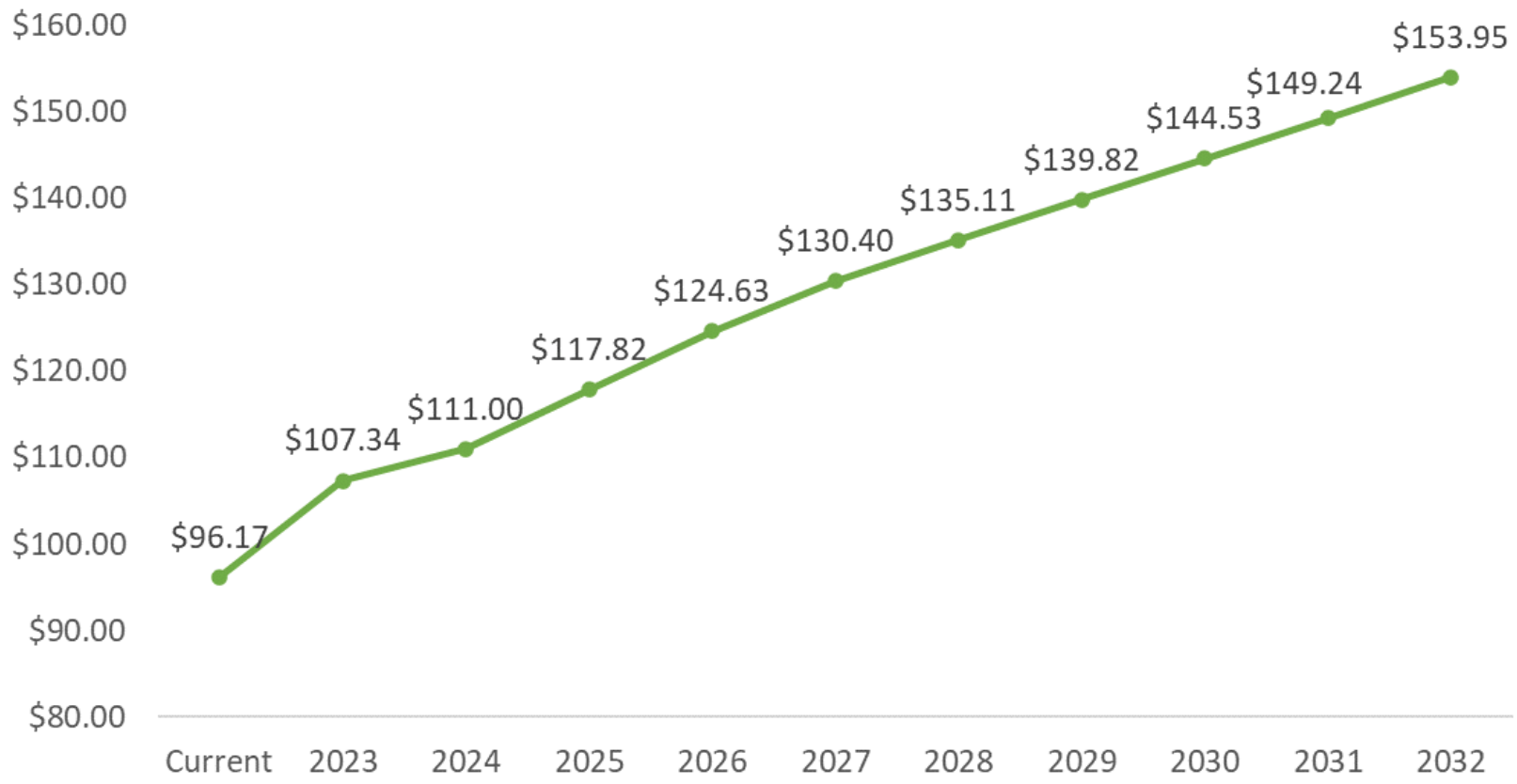

Variance ($)	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032
All Meters	$11.18	$3.66	$6.82	$6.82	$5.76	$4.71	$4.71	$4.71	$4.71	$4.71

Notes:
[1] Includes Infrastructure Fees
[2] Annual Average = 20,000 gallons

MONTHLY CUSTOMER SEWER BILL PROJECTION

Commercial Inside City

All meter sizes

20,000 gallons

Attachment: 2022-100 ATTH 01 Pres. 091222 revised (3797 : 2022-100 ORD Amend Water

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SAMPLE RESIDENTIAL BILL - DETAIL

	CURRENT	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032
Water 5/8" (6,000 gallons)											
TWU	$22.99	$24.23	$27.21	$29.91	$32.61	$34.94	$36.90	$38.86	$40.83	$42.79	$44.75
Riverbend	18.00	18.00	24.90	24.90	24.90	24.90	24.90	24.90	24.90	24.90	24.90
Subtotal	$40.99	$42.23	$52.11	$54.81	$57.51	$59.84	$61.80	$63.76	$65.73	$67.69	$69.65
Irrigation 1" (972 gallons)											
TWU	$10.13	$11.55	$12.35	$13.15	$13.95	$14.75	$15.47	$16.18	$16.90	$17.62	$18.33
Riverbend	2.92	2.92	4.03	4.03	4.03	4.03	4.03	4.03	4.03	4.03	4.03
Subtotal	$13.04	$14.46	$16.38	$17.18	$17.98	$18.78	$19.50	$20.22	$20.93	$21.65	$22.37
Sewer (6,000 gallons)	$27.82	$30.90	$32.00	$33.70	$35.40	$36.90	$38.20	$39.50	$40.80	$42.10	$43.40
Garbage	$23.15	$23.15	$23.15	$23.15	$23.15	$23.15	$23.15	$23.15	$23.15	$23.15	$23.15
Tax	1.91	1.91	1.91	1.91	1.91	1.91	1.91	1.91	1.91	1.91	1.91
Total	$106.90	$112.65	$125.55	$130.76	$135.96	$140.58	$144.56	$148.54	$152.52	$156.50	$160.48
Variance ($)		$5.75	$12.90	$5.21	$5.20	$4.63	$3.98	$3.98	$3.98	$3.98	$3.98
Variance (%)		5.00%	11.00%	4.00%	4.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%

Attachment: 2022-100 ATTH 01 Pres. 091222 revised (3797 : 2022-100 ORD Amend Water

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SAMPLE RESIDENTIAL BILL SUMMARY

	CURRENT	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032
Water (6,000 gallons)	$40.99	$42.23	$52.11	$54.81	$57.51	$59.84	$61.80	$63.76	$65.73	$67.69	$69.65
Irrigation (972 gallons)	13.04	14.46	16.38	17.18	17.98	18.78	19.5	20.22	20.93	21.65	22.37
Sewer (6,000 gallons)	27.82	30.90	32.00	33.70	35.40	36.90	38.20	39.50	40.80	42.10	43.40
Garbage	23.15	23.15	23.15	23.15	23.15	23.15	23.15	23.15	23.15	23.15	23.15
Tax	1.91	1.91	1.91	1.91	1.91	1.91	1.91	1.91	1.91	1.91	1.91
Total	$106.90	$112.65	$125.55	$130.76	$135.96	$140.58	$144.56	$148.54	$152.52	$156.50	$160.48
Variance ($)		$5.75	$12.90	$5.21	$5.20	$4.63	$3.98	$3.98	$3.98	$3.98	$3.98
Variance (%)		5.00%	11.00%	4.00%	4.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Increase in TWU Controllable Cost		$5.75	$4.88	$5.21	$5.20	$4.63	$3.98	$3.98	$3.98	$3.98	$3.98
TWU as % of Increase		100%	38%	100%	100%	100%	100%	100%	100%	100%	100%

Attachment: 2022-100 ATTH 01 Pres. 091222 revised (3797 : 2022-100 ORD Amend Water

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SAMPLE COMMERCIAL INSIDE BILL - DETAIL

	CURRENT	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032
Water 2”											
TWU	$84.18	$111.87	$140.25	$170.32	$203.52	$236.90	$287.36	$309.26	$331.54	$354.22	$377.28
Riverbend	60.00	60.00	83.00	83.00	83.00	83.00	83.00	83.00	83.00	83.00	83.00
Subtotal	$144.18	$171.87	$223.25	$253.32	$286.52	$319.90	$370.36	$392.26	$414.54	$437.22	$460.28
Irrigation 1”											
TWU	$87.75	$100.19	$112.39	$124.66	$136.97	$149.29	$159.65	$169.98	$180.24	$190.40	$200.43
Riverbend	60.00	60.00	83.00	83.00	83.00	83.00	83.00	83.00	83.00	83.00	83.00
Subtotal	$147.75	$160.19	$195.39	$207.66	$219.97	$232.29	$242.65	$252.98	$263.24	$273.40	$283.43
Sewer	$96.17	$107.34	$111.00	$117.82	$124.63	$130.40	$135.11	$139.82	$144.53	$149.24	$153.95
Back Flow Administrative Fee	8.34	8.34	8.34	8.34	8.34	8.34	8.34	8.34	8.34	8.34	8.34
Total	$396.44	$447.74	$537.98	$587.14	$639.46	$690.93	$756.46	$793.39	$830.65	$868.20	$906.01
Variance ($)		$51.30	$90.24	$49.16	$52.32	$51.46	$65.54	$36.93	$37.25	$37.55	$37.81
Variance (%)		12.94%	20.16%	9.14%	8.91%	8.05%	9.49%	4.88%	4.70%	4.52%	4.36%

Note: Sample bill is for 20,000 gallons water, irrigation, and sewer.

Attachment: 2022-100 ATTH 01 Pres. 091222 revised (3797 : 2022-100 ORD Amend Water

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SAMPLE COMMERCIAL INSIDE BILL SUMMARY

	CURRENT	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032
Water 2”	$144.18	$171.87	$223.25	$253.32	$286.52	$319.90	$370.36	$392.26	$414.54	$437.22	$460.28
Irrigation 1”	147.75	160.19	195.39	207.66	219.97	232.29	242.65	252.98	263.24	273.40	283.43
Sewer	96.17	107.34	111.00	117.82	124.63	130.40	135.11	139.82	144.53	149.24	153.95
Back Flow Administrative Fee	8.34	8.34	8.34	8.34	8.34	8.34	8.34	8.34	8.34	8.34	8.34
Total	$396.44	$447.74	$537.98	$587.14	$639.46	$690.93	$756.46	$793.39	$830.65	$868.20	$906.01
Variance ($)		$51.30	$90.24	$49.16	$52.32	$51.46	$65.54	$36.93	$37.25	$37.55	$37.81
Variance (%)		12.94%	20.16%	9.14%	8.91%	8.05%	9.49%	4.88%	4.70%	4.52%	4.36%
Increase in TWU Controllable Cost		$51.30	$44.24	$49.16	$52.32	$51.46	$65.54	$36.93	$37.25	$37.55	$37.81
TWU as % of Increase		100.00%	49.03%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%

Note: Sample bill is for 20,000 gallons water, irrigation, and sewer.

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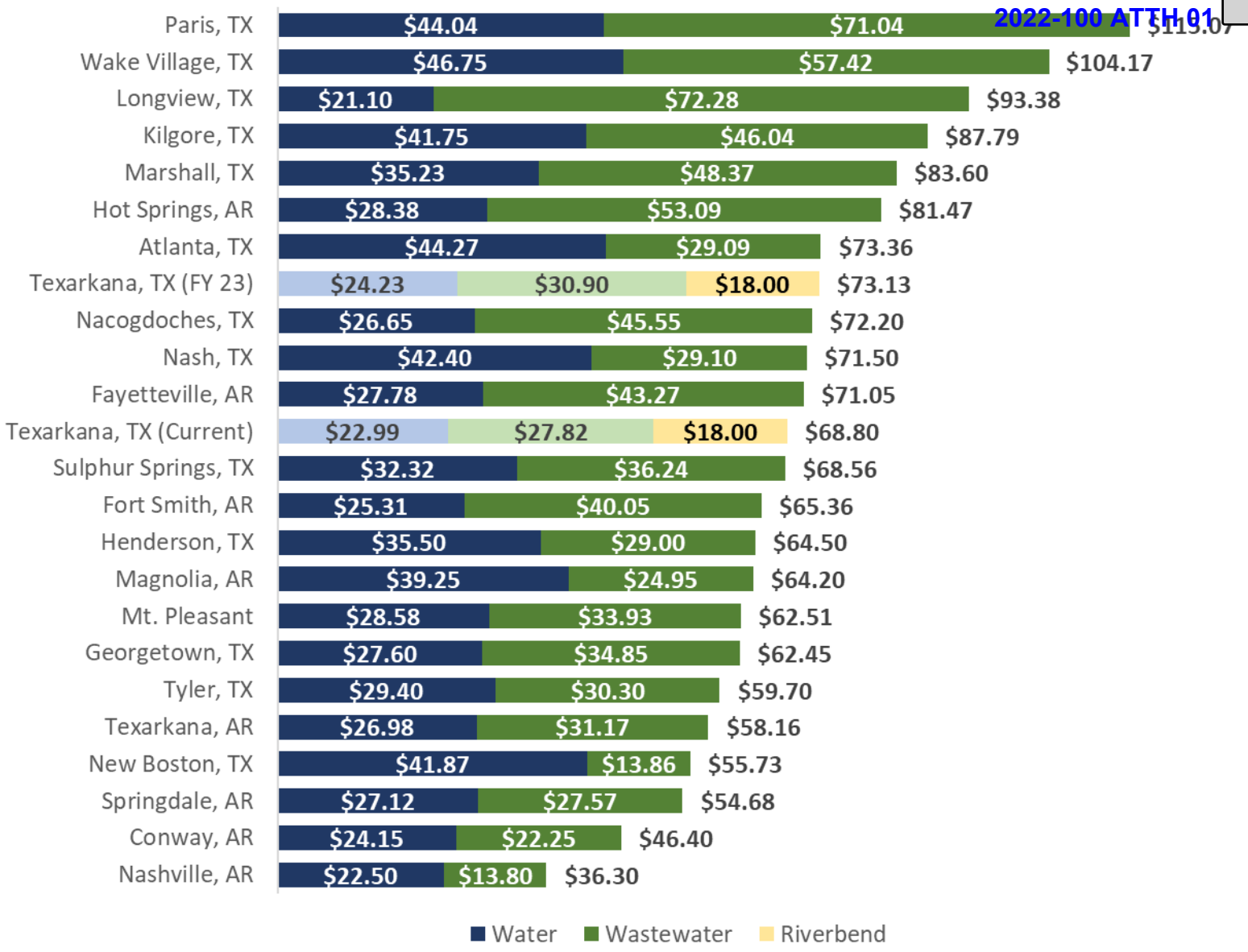
2022-100 ATTH 01

COMBINED REGIONAL BILL COMPARISON

Residential Inside City 5/8”

6,000 gallons



Notes:
[1] City of Texarkana, TX bill includes Infrastructure Fees
[2] Annual Average = 6,000 gallons

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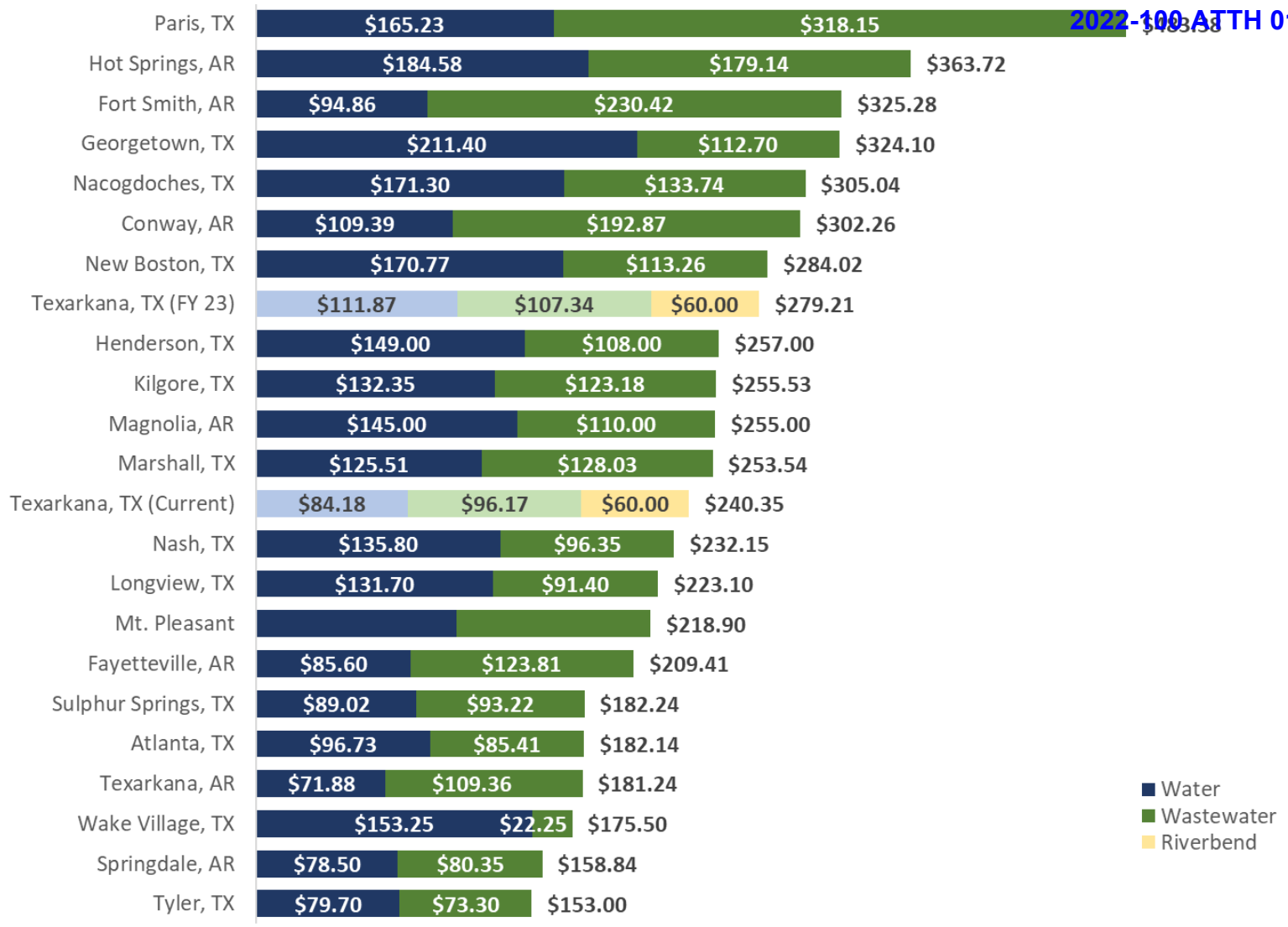
COMBINED REGIONAL BILL COMPARISON

Commercial Inside City 2”

20,000 gallons



Notes:
[1] City of Texarkana, TX bill includes Infrastructure Fees
[2] Annual Average = 20,000 gallons

Attachment: 2022-100 ATTH 01 Pres. 091222 revised (3797 : 2022-100 ORD Amend Water

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FUND BALANCE SUMMARY ($ MILLIONS)

	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032
BEGINNING FUND BALANCE	$1.56	$1.56	$1.56	$1.76	$2.77	$3.88	$4.08	$4.44	$5.10	$5.48
REVENUES										
ARP Funds to Support Debt/Capital	$1.45	$1.05	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Other Revenues	20.51	22.05	23.74	25.47	27.08	28.96	30.11	31.26	32.42	33.58
TOTAL REVENUES	**$21.96**	**$23.10**	**$23.74**	**$25.47**	**$27.08**	**$28.96**	**$30.11**	**$31.26**	**$32.42**	**$33.58**
OPERATING EXPENSES	$19.56	$20.42	$21.40	$22.51	$23.61	$24.81	$26.09	$27.44	$28.88	$30.41
CAPITAL EXPENSES										
Existing Debt	$0.78	$0.58	$0.58	$0.16	$0.16	$0.16	$0.16	$0.16	$0.17	$0.16
Projected Debt	1.50	1.50	1.50	1.50	1.50	3.00	3.00	3.00	3.00	3.00
Capital Funds	0.13	0.60	0.05	0.28	0.70	0.79	0.50	0.00	0.00	0.00
CAPITAL EXPENSES SUBTOTAL	2.40	2.68	2.14	1.95	2.36	3.95	3.66	3.16	3.17	3.16
TOTAL EXPENSES	**$21.96**	**$23.10**	**$23.54**	**$24.45**	**$25.97**	**$28.76**	**$29.75**	**$30.60**	**$32.04**	**$33.57**
CHANGE IN NET ASSETS	$0.00	$0.00	$0.20	$1.02	$1.11	$0.20	$0.36	$0.66	$0.38	$0.01
ENDING FUND BALANCE	**$1.56**	**$1.56**	**$1.76**	**$2.77**	**$3.88**	**$4.08**	**$4.44**	**$5.10**	**$5.48**	**$5.48**
DEBT SERVICE COVERAGE RATIO	1.06	1.29	1.12	1.78	2.09	1.31	1.27	1.21	1.12	1.00
DAY OF OPERATING EXPENSES	29	28	30	45	60	60	62	68	69	66

Attachment: 2022-100 ATTH 01 Pres. 091222 revised (3797 : 2022-100 ORD Amend Water

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10 YEAR WATER RATE PLAN – RESIDENTIAL INSIDE FIXED CHARGE

	Current	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032
Service Fee											
5/8"	$8.38	$9.50	$10.00	$10.50	$11.00	$11.50	$12.00	$12.50	$13.00	$13.50	$14.00
3/4"	8.38	9.50	10.00	10.50	11.00	11.50	12.00	12.50	13.00	13.50	14.00
1"	8.38	10.14	11.34	12.61	13.95	15.35	16.82	18.36	19.97	21.64	23.38
1.5"	8.38	11.71	14.66	17.84	21.25	24.90	28.78	32.89	37.23	41.81	46.62
2"	8.38	13.61	18.66	24.14	30.05	36.40	43.18	50.39	58.03	66.11	74.62
3"	8.38	18.05	28.00	38.85	50.60	63.25	76.80	91.25	106.60	122.85	140.00
4"	8.38	24.39	41.34	59.86	79.95	101.60	124.82	149.61	175.97	203.89	233.38
6"	8.38	40.21	74.66	112.34	153.25	197.40	244.78	295.39	349.23	406.31	466.62
8”	8.38	59.21	114.66	175.34	241.25	312.40	388.78	470.39	557.23	649.31	746.62
Infrastructure Fee	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50

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10 YEAR WATER RATE PLAN – RESIDENTIAL INSIDE VOLUMETRIC RATES

	Current	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032
Rate per 1,000 gallons											
0-2,000	$1.80	$1.80	$2.15	$2.45	$2.75	$3.00	$3.20	$3.40	$3.60	$3.80	$4.00
2,001-5,000	2.06	2.10	2.55	2.96	3.38	3.75	4.00	4.25	4.50	4.75	5.00
5,001-7,000	3.34	3.34	3.76	4.14	4.48	4.69	5.00	5.31	5.63	5.94	6.25
7,000-10,000	3.86	3.92	4.48	5.02	5.51	5.86	6.25	6.64	7.03	7.42	7.81
10,000+	4.11	4.32	5.11	5.90	6.69	7.32	7.81	8.30	8.79	9.28	9.77
Riverbend Fee	3.00	3.00	4.15	4.15	4.15	4.15	4.15	4.15	4.15	4.15	4.15

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10 YEAR SEWER RATE PLAN – RESIDENTIAL INSIDE ALL METER SIZES

	Current	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032
Sewer Fixed Fee											
Service Fee	$10.81	$12.00	$12.50	$13.00	$13.50	$14.00	$14.50	$15.00	$15.50	$16.00	$16.50
Sewer Infrastructure Fee	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50
Rate per 1,000 gallons											
0-2,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2,001-15,000	3.88	4.35	4.5	4.8	5.1	5.35	5.55	5.75	5.95	6.15	6.35
15,001+	-	-	-	-	-	-	-	-	-	-	-

Attachment: 2022-100 ATTH 01 Pres. 091222 revised (3797 : 2022-100 ORD Amend Water

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10 YEAR WATER RATE PLAN – RESIDENTIAL IRRIGATION INSIDE FIXED CHARGE

	Current	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032
Service Fee											
5/8"	$8.38	$9.50	$10.00	$10.50	$11.00	$11.50	$12.00	$12.50	$13.00	$13.50	$14.00
3/4"	8.38	9.50	10.00	10.50	11.00	11.50	12.00	12.50	13.00	13.50	14.00
1"	8.38	10.14	11.34	12.61	13.95	15.35	16.82	18.36	19.97	21.64	23.38
1.5"	8.38	11.71	14.66	17.84	21.25	24.90	28.78	32.89	37.23	41.81	46.62
2"	8.38	13.61	18.66	24.14	30.05	36.40	43.18	50.39	58.03	66.11	74.62
3"	8.38	18.05	28.00	38.85	50.60	63.25	76.80	91.25	106.60	122.85	140.00
4"	8.38	24.39	41.34	59.86	79.95	101.60	124.82	149.61	175.97	203.89	233.38
6"	8.38	40.21	74.66	112.34	153.25	197.40	244.78	295.39	349.23	406.31	466.62
8”	8.38	59.21	114.66	175.34	241.25	312.40	388.78	470.39	557.23	649.31	746.62

Attachment: 2022-100 ATTH 01 Pres. 091222 revised (3797 : 2022-100 ORD Amend Water

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10 YEAR WATER RATE PLAN – RESIDENTIAL IRRIGATION INSIDE VOLUMETRIC RATES

	Current	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032
Rate per 1,000 gallons											
0-2,000	$1.80	$2.11	$2.42	$2.73	$3.04	$3.34	$3.57	$3.79	$4.01	$4.24	$4.46
2,001-5,000	2.06	2.43	2.81	3.20	3.60	4.00	4.31	4.62	4.93	5.25	5.57
5,001-7,000	3.34	3.86	4.36	4.84	5.31	5.75	6.03	6.29	6.53	6.76	6.97
7,000-10,000	3.86	4.49	5.12	5.73	6.33	6.91	7.30	7.68	8.04	8.38	8.71
10,000+	4.11	4.87	5.65	6.43	7.21	8.01	8.59	9.18	9.75	10.33	10.89
Riverbend Fee	3.00	3.00	4.15	4.15	4.15	4.15	4.15	4.15	4.15	4.15	4.15

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10 YEAR WATER RATE PLAN – COMMERCIAL INSIDE FIXED CHARGE

	Current	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032
Service Fee											
5/8"	$9.54	$11.00	$11.50	$12.00	$12.50	$13.00	$13.50	$14.00	$14.50	$15.00	$15.50
3/4"	9.54	11.00	11.50	12.00	12.50	13.00	13.50	14.00	14.50	15.00	15.50
1"	10.91	13.16	14.36	15.62	16.92	18.29	19.70	21.17	22.69	24.26	25.89
1.5"	12.26	16.39	19.49	22.79	26.29	30.00	33.92	38.03	42.36	46.88	51.62
2"	13.61	19.99	25.38	31.17	37.35	43.92	50.88	58.23	65.97	74.10	82.62
3"	27.24	39.27	49.27	59.99	71.42	83.56	96.42	109.99	124.28	139.28	155.00
4"	40.86	60.74	77.75	95.99	115.48	136.20	158.16	181.36	205.79	231.47	258.39
6"	68.11	107.34	142.34	179.96	220.19	263.05	308.52	356.62	407.33	460.66	516.62
8”	68.11	129.34	188.34	251.96	320.19	393.05	470.52	552.62	639.33	730.66	826.62
Infrastructure Fee	3.75	3.75	3.75	3.75	3.75	3.75	3.75	3.75	3.75	3.75	3.75

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10 YEAR WATER RATE PLAN – COMMERCIAL INSIDE VOLUMETRIC RATES

	Current	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032
Rate per 1,000 gallons											
0-2,000	$3.34	$3.34	$3.99	$4.55	$5.11	$5.57	$5.94	$6.32	$6.69	$7.06	$7.43
2,001-5,000	3.34	3.68	4.47	5.21	5.98	6.66	7.43	7.9	8.36	8.82	9.29
5,001-7,000	3.34	4.05	5.01	5.97	6.99	7.96	9.29	9.87	10.45	11.03	11.61
7,000-10,000	3.34	4.45	5.61	6.83	8.18	9.51	11.61	12.34	13.06	13.79	14.51
10,000+	3.34	4.9	6.28	7.82	9.57	11.37	14.51	15.42	16.33	17.24	18.14
Riverbend Fee	3.00	3.00	4.15	4.15	4.15	4.15	4.15	4.15	4.15	4.15	4.15

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10 YEAR SEWER RATE PLAN – COMMERCIAL INSIDE ALL METER SIZES

	Current	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032
Sewer Fixed Fee											
Service Fee	$10.81	$12.00	$12.50	$13.00	$13.50	$14.00	$14.50	$15.00	$15.50	$16.00	$16.50
Sewer Infrastructure Fee	3.75	3.75	3.75	3.75	3.75	3.75	3.75	3.75	3.75	3.75	3.75
Rate per 1,000 gallons											
0-2,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2,000+	4.53	5.09	5.26	5.61	5.97	6.26	6.49	6.73	6.96	7.19	7.43

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10 YEAR WATER RATE PLAN – COMMERCIAL IRRIGATION INSIDE FIXED CHARGE

	Current	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032
Service Fee											
5/8"	$9.54	$11.00	$11.50	$12.00	$12.50	$13.00	$13.50	$14.00	$14.50	$15.00	$15.50
3/4"	9.54	11.00	11.50	12.00	12.50	13.00	13.50	14.00	14.50	15.00	15.50
1"	10.91	13.16	14.36	15.62	16.92	18.29	19.70	21.17	22.69	24.26	25.89
1.5"	12.26	16.39	19.49	22.79	26.29	30.00	33.92	38.03	42.36	46.88	51.62
2"	13.61	19.99	25.38	31.17	37.35	43.92	50.88	58.23	65.97	74.10	82.62
3"	27.24	39.27	49.27	59.99	71.42	83.56	96.42	109.99	124.28	139.28	155.00
4"	40.86	60.74	77.75	95.99	115.48	136.20	158.16	181.36	205.79	231.47	258.39
6"	68.11	107.34	142.34	179.96	220.19	263.05	308.52	356.62	407.33	460.66	516.62
8”	68.11	129.34	188.34	251.96	320.19	393.05	470.52	552.62	639.33	730.66	826.62

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10 YEAR WATER RATE PLAN – COMMERCIAL IRRIGATION INSIDE VOLUMETRIC RATES

	Current	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032
Rate per 1,000 gallons											
0-2,000	$3.34	$3.34	$3.34	$3.34	$3.34	$3.34	$3.57	$3.79	$4.01	$4.24	$4.46
2,001-5,000	3.34	3.47	3.60	3.74	3.87	4.00	4.31	4.62	4.93	5.25	5.57
5,001-7,000	3.34	3.86	4.36	4.84	5.31	5.75	6.03	6.29	6.53	6.76	6.97
7,000-10,000	3.34	4.49	5.12	5.73	6.33	6.91	7.30	7.68	8.04	8.38	8.71
10,000+	3.34	4.87	5.65	6.43	7.21	8.01	8.59	9.18	9.75	10.33	10.89
Riverbend Fee	3.00	3.00	4.15	4.15	4.15	4.15	4.15	4.15	4.15	4.15	4.15

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PROJECTED WATER CONNECTION COUNT (FY 2023)

	Residential Inside	Residential Outside	Commercial Inside	Commercial Outside	Residential Irrigation Inside	Residential Irrigation Outside	Commercial Irrigation Inside	Commercial Irrigation Outside	Total
5/8"	10,009	360	919	7	47	-	25	-	11,36
3/4"	3	-	2	-	-	-	-	-	[illegible]
1"	1,206	354	510	15	1,189	121	319	-	3,71
1.5"	72	2	88	1	16	-	25	-	20
2"	63	5	285	11	6	-	85	3	45
3"	1	1	32	4	-	-	1	-	3
4"	7	-	17	2	-	-	2	-	2
6"	5	-	5	3	-	-	-	-	1
8”	-	-	2	-	-	-	-	-	[illegible]
Total	11,366	722	1,860	43	1,258	121	457	3	15,83

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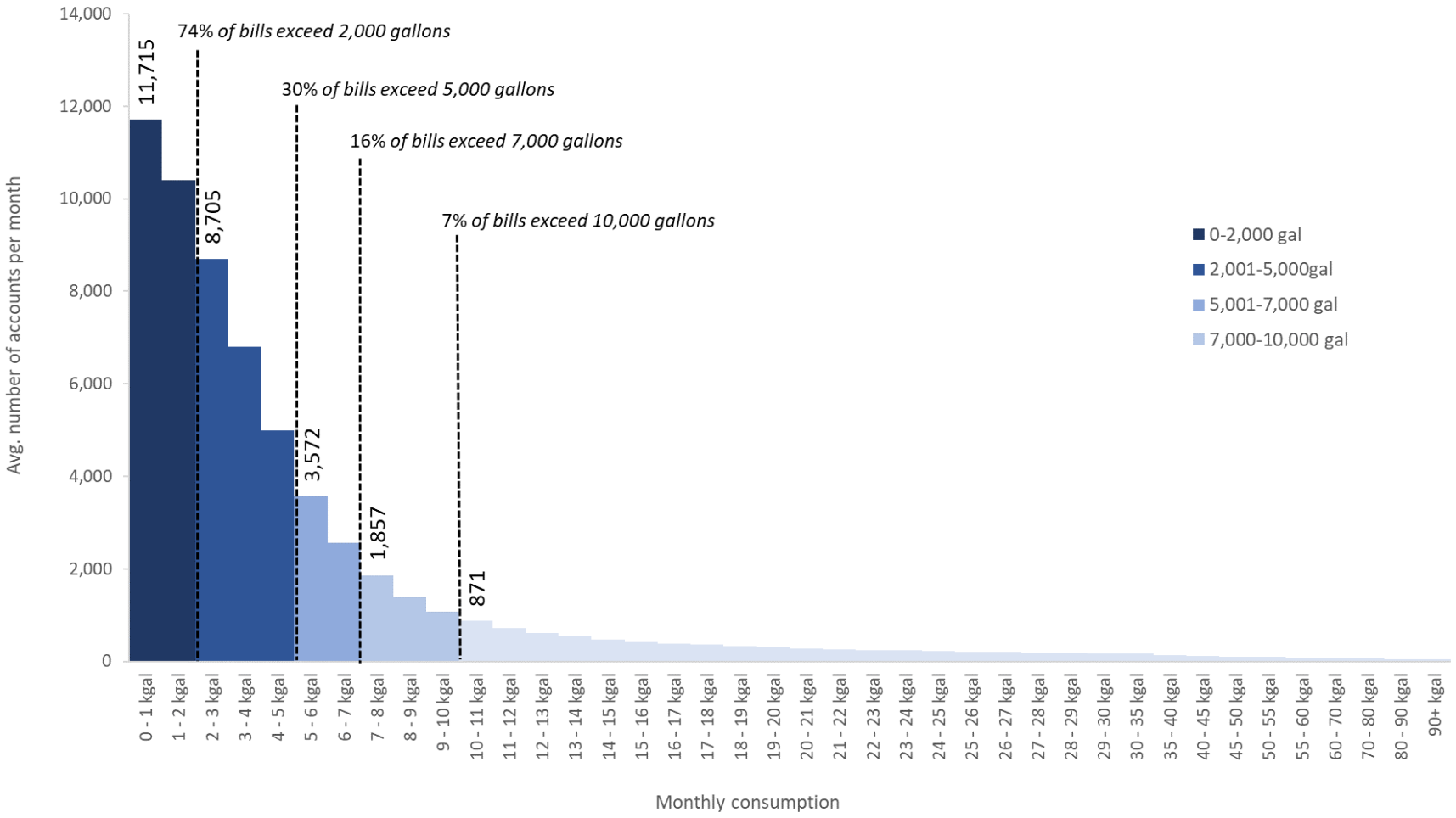
FREQUENCY DISTRIBUTION

Residential



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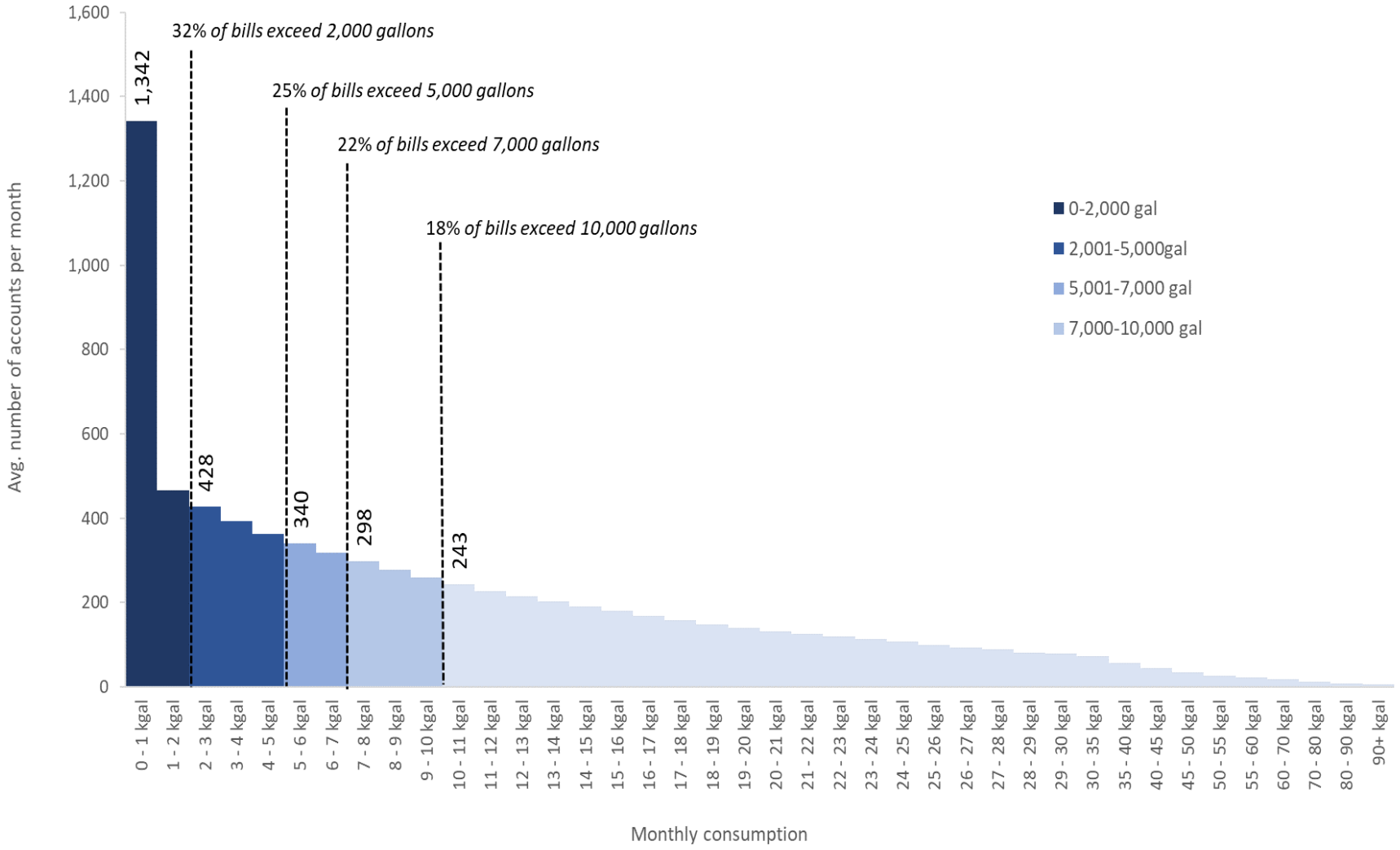
FREQUENCY DISTRIBUTION

Residential Irrigation



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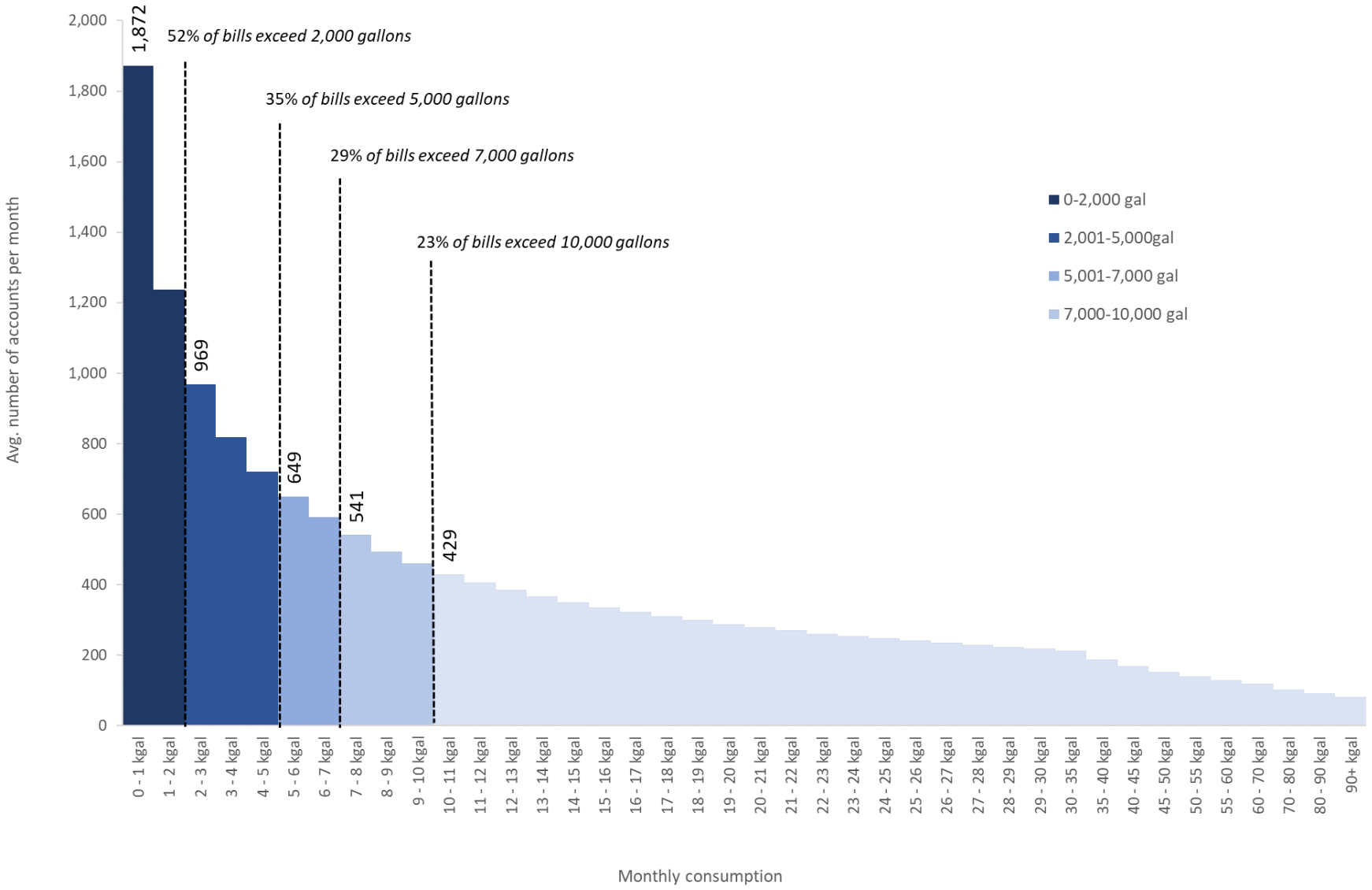
FREQUENCY DISTRIBUTION

Commercial



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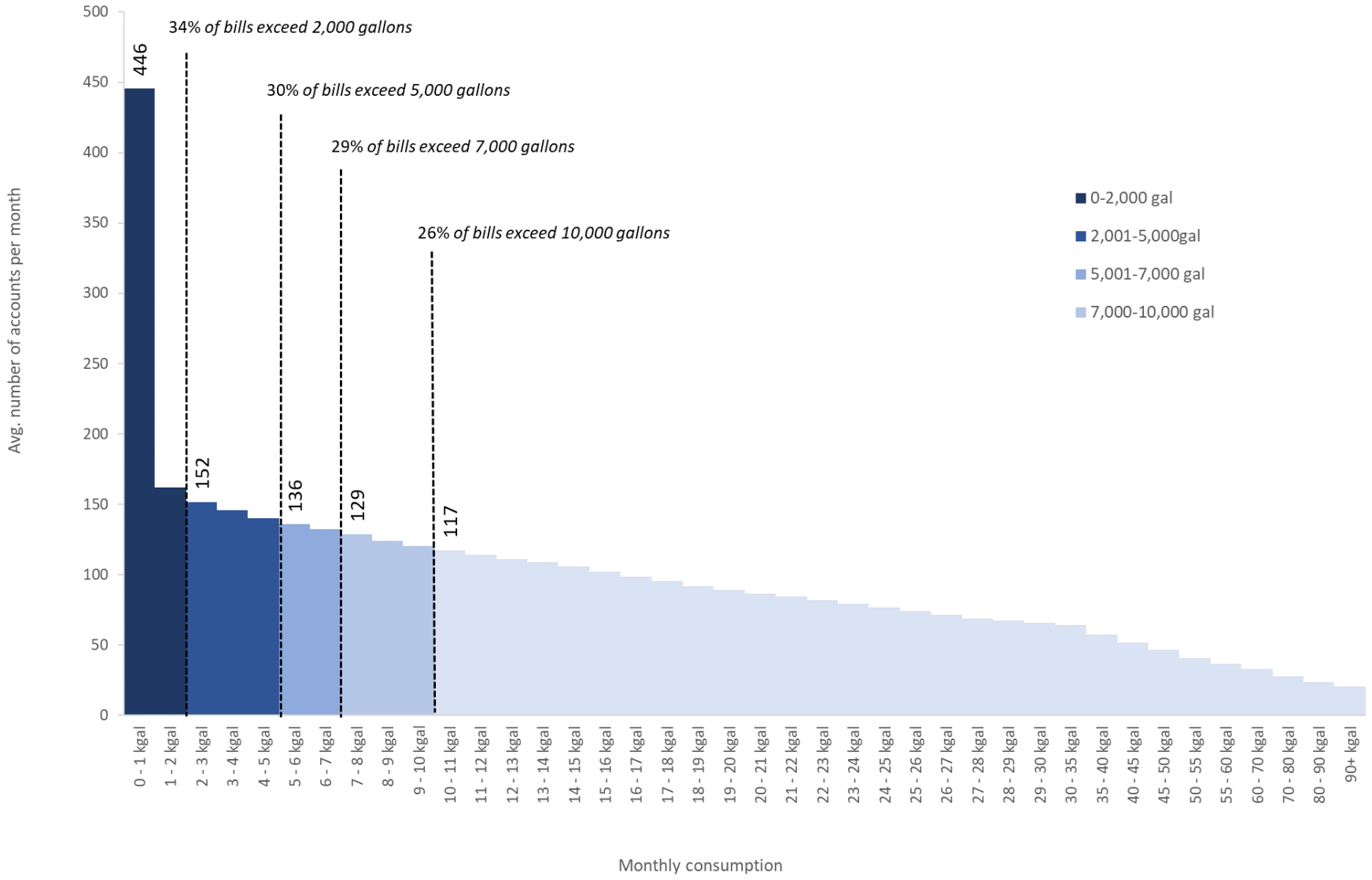
FREQUENCY DISTRIBUTION

Commercial Irrigation



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City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

Perspectives	Goals
Serve the Community	☐ Promote an Environmentally Sensitive & Livable Community ☐ Provide a Safe Community ☑ Deliver Quality Services ☐ Foster a Healthy Community
Run the Operations	☐ Enhance Community Preparedness & Responsiveness ☐ Maximize Partnership Opportunities ☐ Provide Courteous & Responsive Customer Service ☐ Model a Positive City Image ☑ Deliver Efficient Services ☐ Cultivate Community Involvement & Access
Manage the Resources	☐ Maintain Fiscal Strength ☐ Maximize Utilization & Resources ☑ Invest in Infrastructure & Transportation
Develop Personnel	☐ Develop a Skilled & Diverse Workforce ☐ Create a Positive & Rewarding Work Culture

Perspectives and Goals Additional Comments:

Resource Impact:

Staff time required if item is approved:	No Additional

Other Potential Impacts:

Public Information Plan:

☐	Newspaper Notice (Required by Statute)	☐	Public Hearing (Required by Statute)
☑	Public Forum/Input Session	☐	Press Release
☐	E-News Distribution	☐	Website Notice
☐	Social Media (Twitter, Facebook, etc.)	☐	Special Mailing
☐	Flyers Posted	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☐	None Required	☐	

Other:

Attachment: 2022-100 Goals & Perspectives (3797 : 2022-100 ORD Amend Water and Sewer Rates)

City of Texarkana, Texas

Briefing Sheet

Version:
Update Date: 9/8/2022 3:12 PM

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Administrative Coordinator

Subject: Ordinance No. 2022-101 amending the Code of Ordinances of the City of Texarkana, Texas, Land Development Code, Chapter 140 "Zoning", Article VIII - Parking and Loading Regulations, Section 140-203, "Parking Space Schedule".

Briefing: 9/26/2022 **Public Hearing:** 9/26/2022 **Council Vote:** 9/26/2022

Item Schedule
Schedule 3: No briefing required (one week)

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

Due to recent developments, staff sees a need to update the current zoning ordinance for parking to include a subsection for self-storage units that are 1,000 square feet in size or less. Staff has researched other cities and has determined that self-storage units do not need full capacity parking due to citizens coming and going at different times and different days. Therefore, the number of parking spots can be reduced since having a person there per unit at one time is very unlikely. The minimum parking standards for the self-storage units will be one space for each 50 units under 1,000 SF in size.

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of amending Chapter 140, “Zoning”, Section 140-203, “Parking space schedule”.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

The Planning and Zoning Commission voted four (4) to One (1) to recommend for approval of amending the ordinance.

City of Texarkana, Texas

Advisory Board/Committee Meeting Date and Minutes:

September 6, 2022

Attachments

a. 2022-101 ORD Ordinance Zoning Parking Chapter 140 Section 140-203 (DOCX)
b. 2022-101 Goals & Perspectives (DOCX)

Staff Coordination

Building Code Administration	Mashell Daniel	Reviewer	Completed	09/08/2022 12:05 PM
City Manager	Jennifer Evans	Reviewer	Skipped	09/12/2022 6:04 PM
City Council	Jennifer Evans	Meeting	Completed	09/12/2022 6:00 PM

Meeting History

09/12/22	City Council	MOVED FORWARD	Next: 09/26/22

PUBLISH

ORDINANCE NO. 2022-101

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF TEXARKANA, TEXAS, LAND DEVELOPMENT CODE, CHAPTER 140 "ZONING", ARTICLE VIII – PARKING AND LOADING REGULATIONS, SECTION 140-203, "PARKING SPACE SCHEDULE", BY ADDING SUBSECTION (22) ESTABLISHING MINIMUM SPACE PER FIFTY UNITS FOR SELF-STORAGE UNITS OF LESS THAN OR EQUAL TO 1,000 SQUARE FEET; PROVIDING FOR PUBLICATION AND SEVERABILITY CLAUSES; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Code of Ordinances for the City of Texarkana, Texas, Chapter 140, "Zoning", Article VIII – Parking and Loading Regulations, Section 140-203, "Parking space schedule", generally provides for the minimum number of parking spaces for various categories of nonresidential uses, and city staff recommends adding a new use category and minimum parking space requirements to the parking space schedule for the use of self-storage units; and

WHEREAS, after consideration of said change, the Planning and Zoning Commission of the City of Texarkana, Texas, voted four (4) to one (1) for approval the addition of a new use category and minimum parking space requirement to the parking space schedule for the use of self-storage units; and

WHEREAS, the City Council finds and determines that the proposed amendments to the Zoning Ordinance are in the best interest of citizens and the City's future growth.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

SECTION 1: The Code of Ordinances of the City of Texarkana, Texas, Chapter 140, "Zoning", Article VIII – Parking and Loading Regulations, Section 140-203, "Parking space schedule", is hereby amended by adding Subsection (22) as follows:

(22) Self-storage units of less than or equal to 1,000 square feet in size – one space for each 50 units.

SECTION 2: The City Secretary shall give notice of the passage of this ordinance as provided in Article XI, Section 3 of the Charter of the City of Texarkana, Texas.

SECTION 3: In case a section, clause, sentence, or part of this ordinance shall be deemed or adjudged by a Court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this ordinance.

SECTION 4: This ordinance shall be in full force and effect ten (10) days after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **26th day of September, 2022.**

ATTEST:

_____ _____

JENNIFER EVANS, CITY SECRETARY BOB BRUGGEMAN, MAYOR

Attachment: 2022-101 ORD Ordinance Zoning Parking Chapter 140 Section 140-203 (3798 : 2022-101 Amending Zoning Ordinance Self Storage

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

Perspectives	Goals
Serve the Community	☐ Promote an Environmentally Sensitive & Livable Community ☐ Provide a Safe Community ☑ Deliver Quality Services ☐ Foster a Healthy Community
Run the Operations	☐ Enhance Community Preparedness & Responsiveness ☐ Maximize Partnership Opportunities ☐ Provide Courteous & Responsive Customer Service ☐ Model a Positive City Image ☑ Deliver Efficient Services ☐ Cultivate Community Involvement & Access
Manage the Resources	☐ Maintain Fiscal Strength ☐ Maximize Utilization & Resources ☐ Invest in Infrastructure & Transportation
Develop Personnel	☐ Develop a Skilled & Diverse Workforce ☐ Create a Positive & Rewarding Work Culture

Perspectives and Goals Additional Comments:

Resource Impact:

Staff time required if item is approved:	No Additional

Other Potential Impacts:

Public Information Plan:

☐	Newspaper Notice (Required by Statute)	☐	Public Hearing (Required by Statute)
☐	Public Forum/Input Session	☐	Press Release
☐	E-News Distribution	☐	Website Notice
☐	Social Media (Twitter, Facebook, etc.)	☐	Special Mailing
☐	Flyers Posted	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☐	None Required	☐	

Other:

Attachment: 2022-101 Goals & Perspectives (3798 : 2022-101 Amending Zoning Ordinance Self Storage Units)